

REAL ESTATE

Listing

PROPERTY FOR SALE

WHITE COUNTY, IN • 97.75± ACRES

• GRAIN, RECREATION, & HUNTING

Directions to Property: From Buffalo, IN: take SR 39 3 miles south to CR 600 N; then, take CR 600 N .7 miles west to E Shafer Drive; take E Shafer Drive .5 mile north to property; property will be located on the east side.

PRICE: \$6,400 / ACRE



Excellent Location - Close to Lake Shaffer.

- **Owners:** Thomas & Theresa Van Weeldon
 - **Price:** \$6,400 per acre
 - **Oil & Mineral Rights included**
 - **Taxes:** \$568.27 per 6 months - Ditch \$26.10 per 6 months
 - **Possession Date:** At closing, subject to 2018 crop lease
 - **Improvements:** None
 - **Terms:** Cash
 - **Zoning:** Ag
 - **Topography:** Level to rolling
 - **Schools:** North White
 - **Electric:** Carroll White REMC
 - **FSA Data:** Tract #1519, Farm # 5168
 - Corn Base Acr: 40.10± - Soybean Base Acr: 38±
- Note: this includes additional 5.69 acres owned by seller



TOTAL ACRES:
97.75± ACRES



TILLABLE ACRES:
74± ACRES



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Van Weeldon • JH35WH



800.451.2709
schraderauction.com/listings

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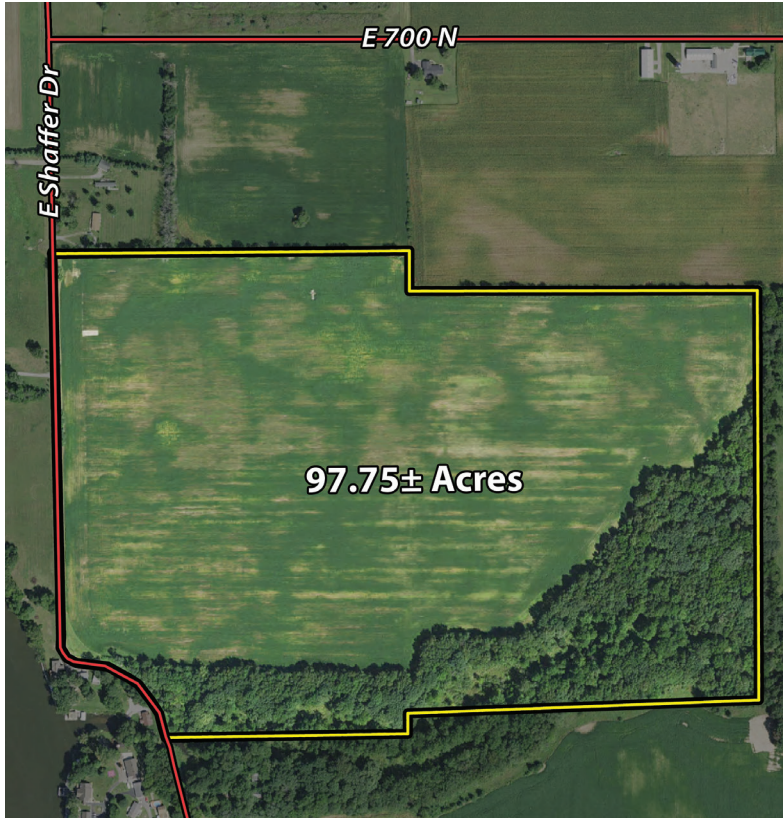
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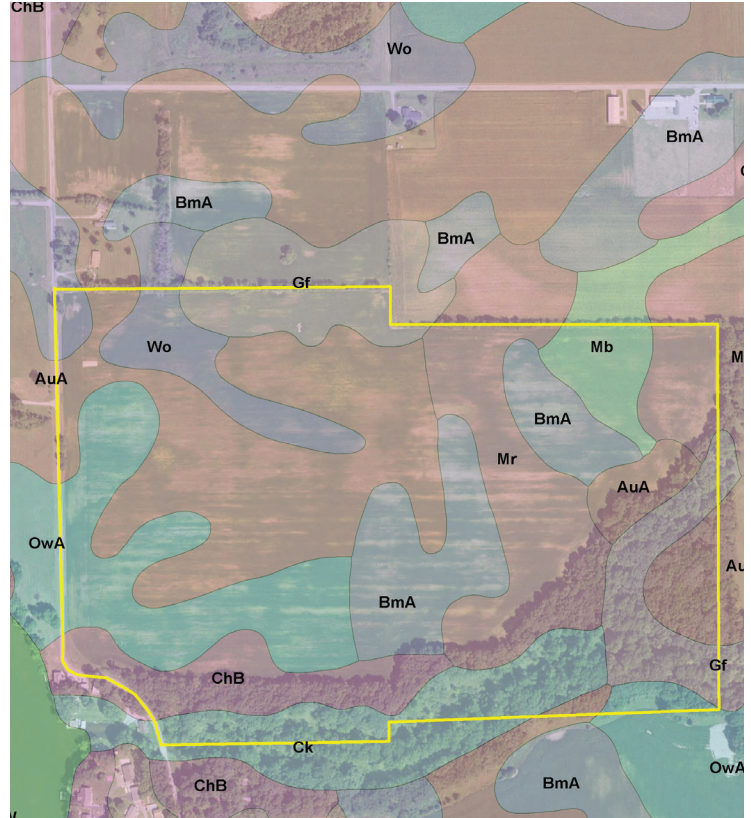
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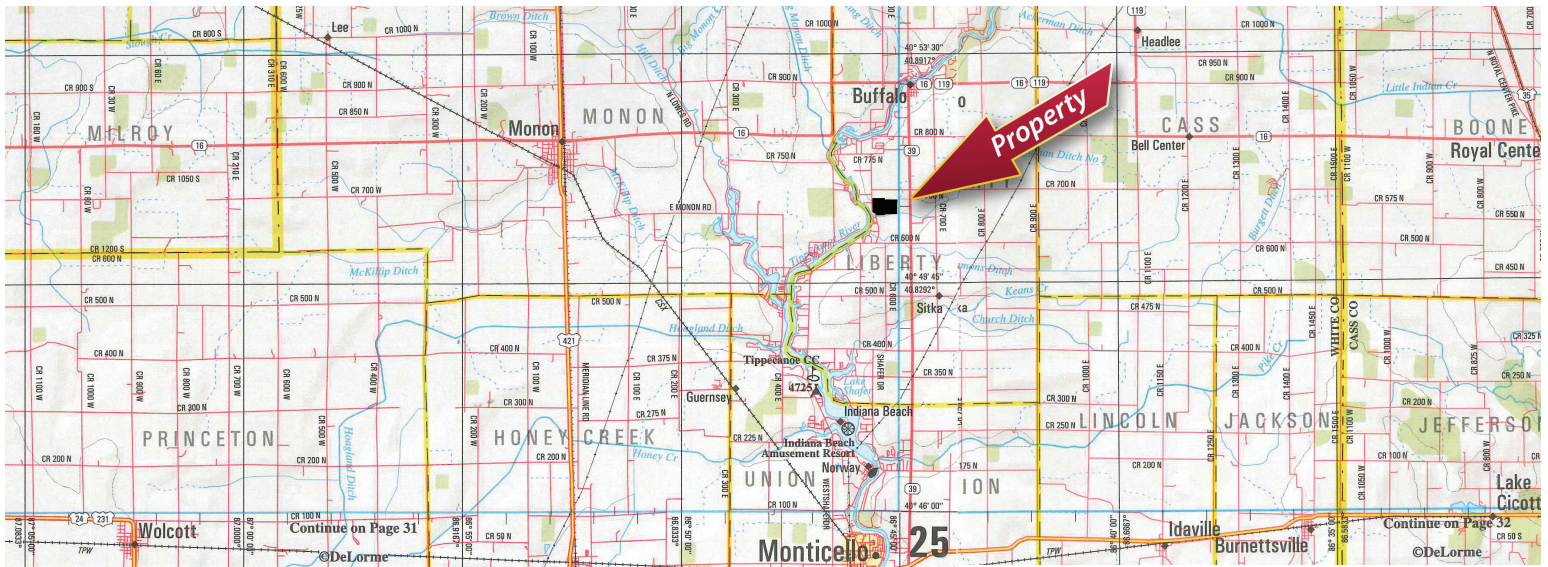
AERIAL MAP



SOIL MAP



LOCATION MAP



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