

LAND FOR SALE

CARROLL & WHITE COUNTIES, IN



FEATURING
TILLABLE FARMLAND &
INDIVIDUAL PARCELS OF
WOODED LAND

346^{.5±}
TOTAL ACRES

TILLABLE FARMLAND - 3 Tracts - 283.5± TOTAL ACRES - Price: \$7,500 per acre



Tract 1 - Tillable Farmland - White County, IN - 80± Acres

- Section 36 of Jackson Twp.,
East half of Northeast
quarter.
- CR 1450 E. &
Division Rd



Tract 1



Tract 1



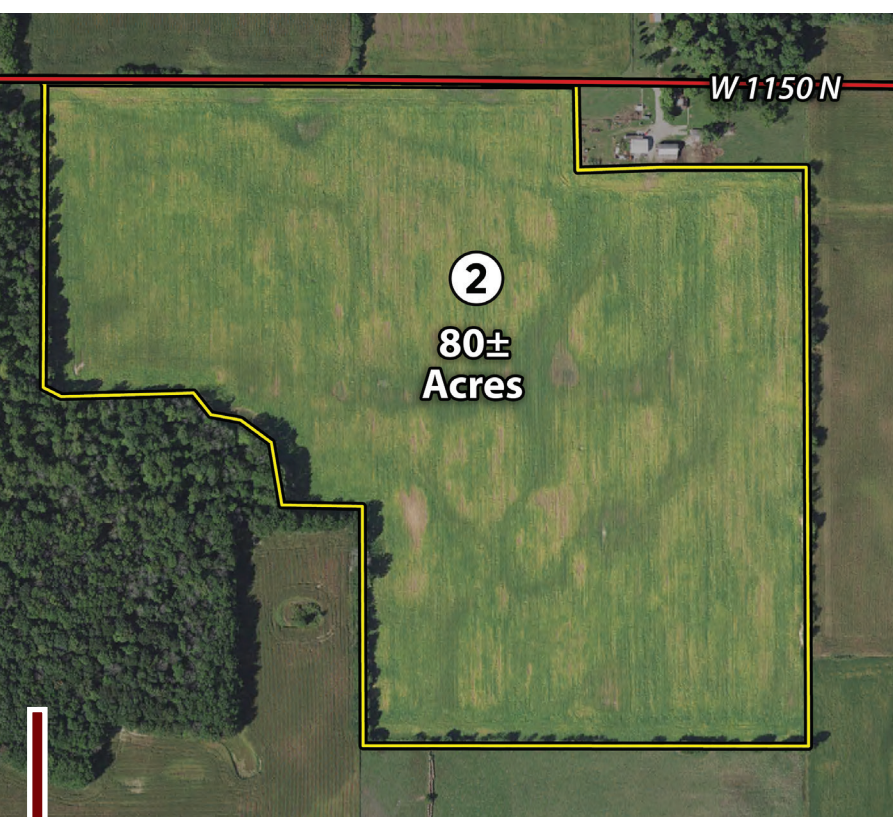
Tract 2



Tract 2

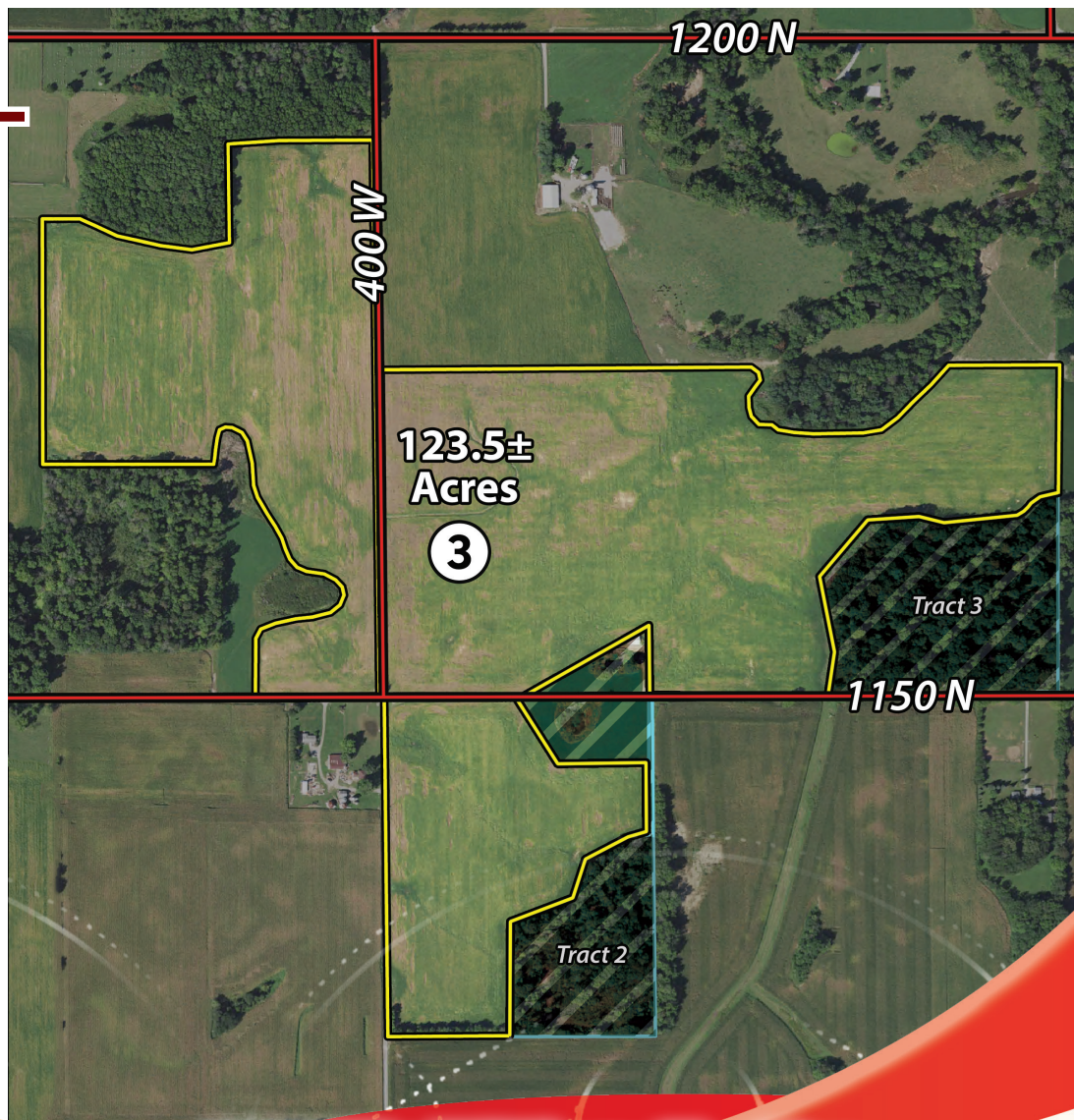
Tract 3 Tillable Farmland - Carroll County, IN - 123.5± Acres

- Sections 11 & 12 of Adams Twp.
- CR 1150 N & CR 400 W



Tract 2 - Tillable Farmland - Carroll County, IN - 80± Acres

- Section 2 of Adams Twp..
- CR 1150 North



OWNER: William Shaffer

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

Shaffer - JH32C-WH



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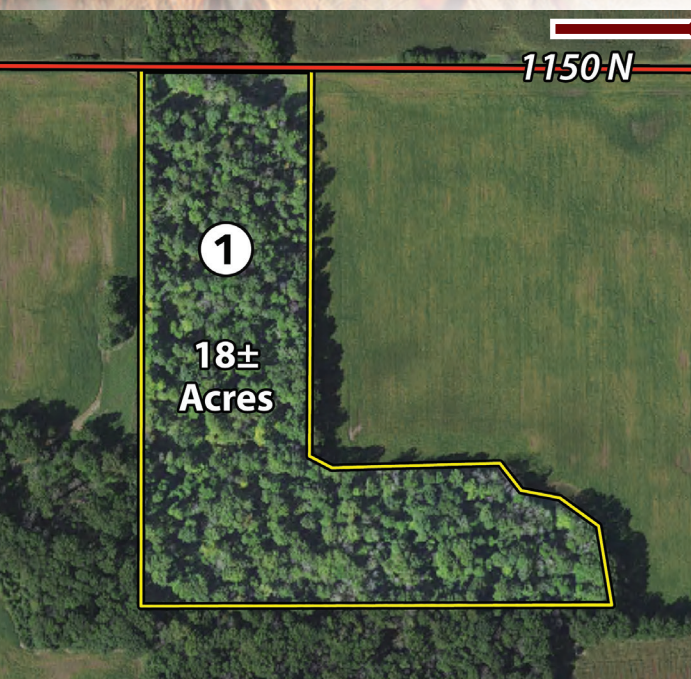


FEATURING
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WOODED LAND

346^{.5±}

TOTAL ACRES

WOODED LAND - 5 Tracts - 63± TOTAL ACRES: Price: \$4,500 per acre



Tract 1 - 18± Wooded Acres

- Part of the Southwest quarter of section 2.



Tract 1



Tract 4 - 6± Acres

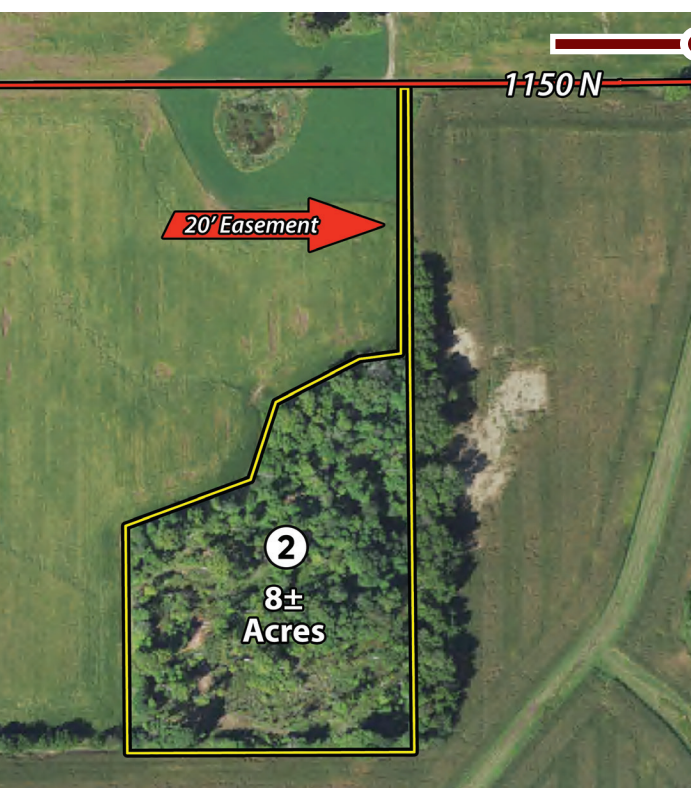
- Part of the Northeast quarter of section 12.
- Has frontage on 1150 N & CR 300 W.
- Also, Burnetts Creek will be the north boundary.



Tract 4



Tract 4

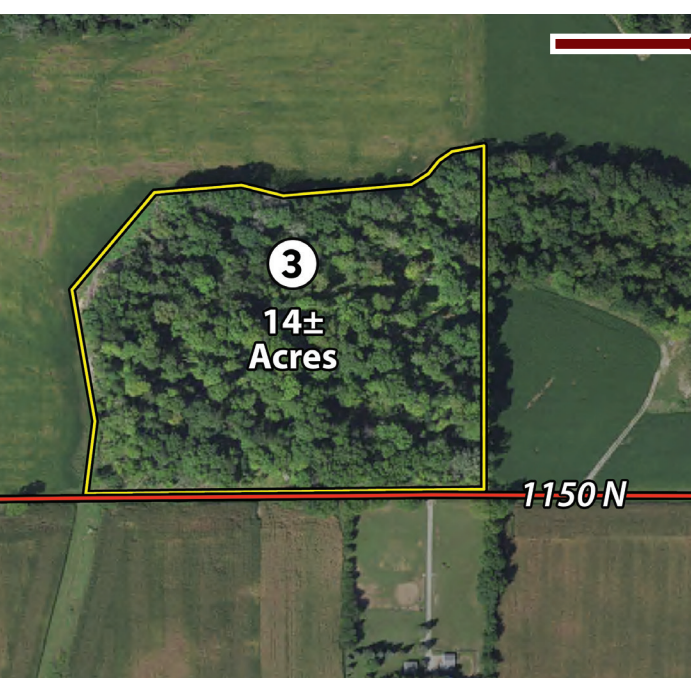


Tract 2 - 8± Acres

- Part of the East half of section 12.
- Note: This tract will have a 20' easement for ingress-egress easement to CR 1150 N.



Tract 2

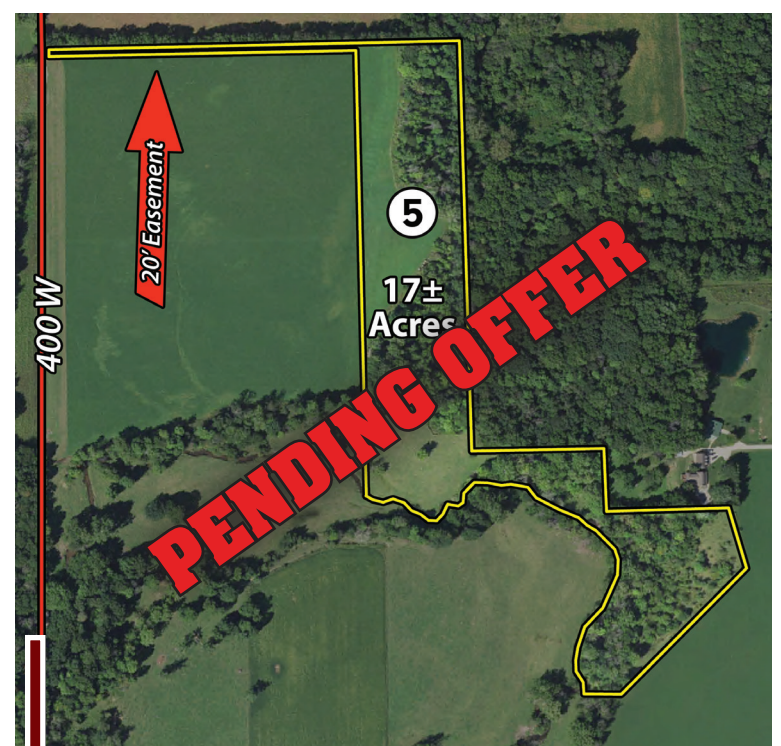


Tract 3 - 14± Wooded Acres

- Located in the East half of section 12.
- Frontage on 1150 N.



Tract 3 wooded frontage on CR 1150 N



Tract 5 - 17± Acres

- Part of the Southwest quarter of section 1.
- This tract will have a 20' Ingress-Egress easement out to CR 400 W.
- Also, this tract has Burnetts Creek partly on this tract.



Tract 5



Tract 5



Tract 5

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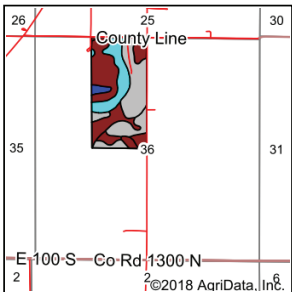
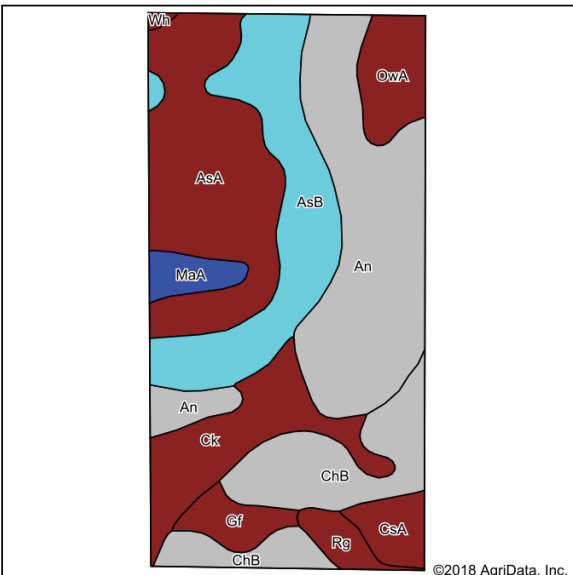
FEATURING
TILLABLE FARMLAND &
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WOODED LAND

346^{.5±}
TOTAL ACRES

Surety Tillable Soils for Tracts 1-3

TRACT 1

Soils Map



State: **Indiana**
County: **White**
Location: **36-27N-2W**
Township: **Jackson**
Acres: **80.04**
Date: **2/6/2018**

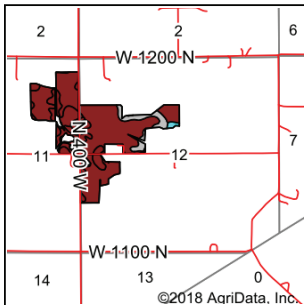
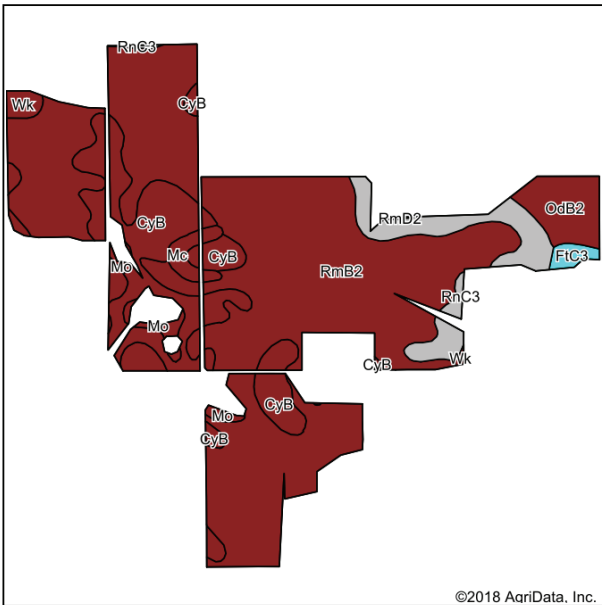


Area Symbol: IN181, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Corn Irrigated	Grass legume hay	Pasture	Soybeans
An	Ackerman muck, drained	19.87	24.8%		IVw	144			5	35
AsA	Alvin fine sandy loam, 0 to 2 percent slopes	16.40	20.5%		IIIs	110			4	39
AsB	Alvin fine sandy loam, 2 to 6 percent slopes	13.54	16.9%		IIIs	110			4	39
ChB	Chelsea fine sand, 2 to 6 percent slopes	10.24	12.8%		IVs	90			3	32
Ck	Cochitah fine sandy loam, occasionally flooded	7.83	9.8%		IIlw	130			4	26
OWA	Owosso fine sandy loam, 1 to 3 percent slopes	3.92	4.9%		IIIs	131			5	45
Gf	Gilford fine sandy loam	2.30	2.9%		IIlw	148	6		5	33
CsA	Crosier silt loam, 0 to 2 percent slopes	2.29	2.9%		IIlw	145			5	48
MaA	Marlinsville silt loam, 0 to 2 percent slopes	1.83	2.3%		I	140			5	49
Rg	Rensselaer loam, sandy substratum	1.64	2.0%		IIlw	175			6	49
Wh	Whitaker silt loam	0.18	0.2%		IIlw	150			5	49
Weighted Average						123.1	0.2	4.3	8.2	36.7

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

TRACT 3

Soils Map



State: **Indiana**
County: **Carroll**
Location: **12-26N-2W**
Township: **Adams**
Acres: **121.47**
Date: **3/28/2018**



Area Symbol: IN015, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
RmB2	Riddies-Miami loams, 2 to 6 percent slopes, eroded	83.40	68.7%		Ile	127	45	61	5	8
CyB	Crosier-Whitaker, till substratum, complex, 1 to 3 percent slopes	19.17	15.8%		Ile	145	48	66	5	9
RnC3	Riddies-Miami complex, 6 to 12 percent slopes, severely eroded	7.91	6.5%		Ive	121	43	58	4	8
OdB2	Ockley silt loam, 2 to 6 percent slopes, eroded	5.01	4.1%		Ile	132	46	65	4	9
Wk	Washtenaw silt loam	2.09	1.7%		IIlw	165	49	66	5	11
Mc	Mahalasville-Treaty silt loams	1.57	1.3%		IIlw	185	53	74	6	12
Mo	Milford silt loam, pothole	1.34	1.1%		IIlw	80	22	32	2	5
FIC3	Fox gravelly clay loam, 6 to 15 percent slopes, severely eroded	0.98	0.8%		Ile	73	25	37	3	5
Weighted Average						130.1	45.1	61.5	4.9	8.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

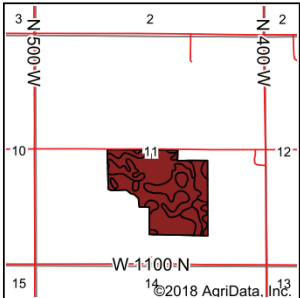
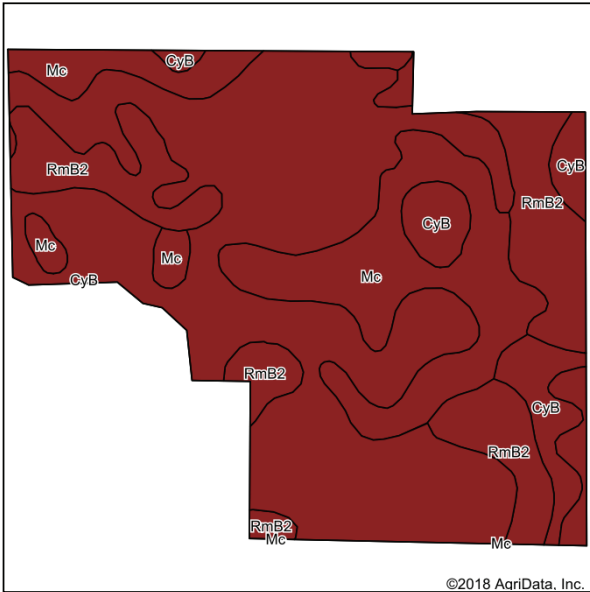
TERMS

- **Type of Farms:** Grains, Recreation & Hunting, and possible building sites
- **Total Grain Acres:** 283.5± Acres
- **Total Wooded & Pasture:** 63± Acres
- **Counties:** Carroll & White Counties
- **State:** Indiana
- **Price:** Tillable Acres - \$7,500 per acre / Wooded Pasture - \$4,500 per acre
- **Possession:** At closing, subject to tenant rights for the 2018 crop year
- **Zoning:** Ag
- **Fencing:** Some
- **Topography:** Level to Rolling
- **Other notes:** Burnetts Creek (located on tracts 4 & 5) determines certain boundary lines on those tracts

OWNER: William Shaffer

TRACT 2

Soils Map



State: **Indiana**
County: **Carroll**
Location: **11-26N-2W**
Township: **Adams**
Acres: **80.06**
Date: **2/6/2018**



Area Symbol: IN015, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Corn	Soybeans	Winter wheat	Pasture
CyB	Crosier-Whitaker, till substratum, complex, 1 to 3 percent slopes	46.55	58.1%		Ile	145	48	66	5
Mc	Mahalasville-Treaty silt loams	17.11	21.4%		IIlw	185	53	74	6
RmB2	Riddies-Miami loams, 2 to 6 percent slopes, eroded	16.40	20.5%		Ile	127	45	61	5
Weighted Average						149.9	48.5	66.7	5.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
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