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1,800 Sq Ft Home

LAND FOR SALE
TIPTON COUNTY, INDIANA

92.27 ±
ACRES

**PRODUCTIVE TILLABLE
CROP LAND**

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LAND FOR SALE

TIPTON COUNTY, INDIANA

92.27
ACRES

Property

LIST PRICE:

\$8,250 /ACRE

TOTAL ACREAGE:

92.27± ACRES

TILLABLE ACREAGE:

73.63± ACRES

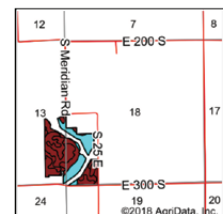
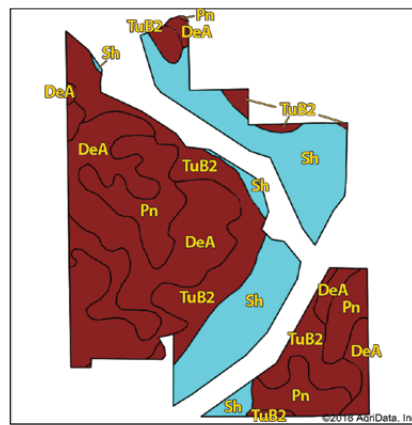


Directions: From Tipton, travel South on S.R. 19 to C.R. 300 S, turn left and travel 1-1/2 miles to the property.

Area Symbol: IN159. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
Sh	Sloan silt loam, sandy substratum, occasionally flooded	34.27	35.5%	155	10	42
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	25.07	25.9%	127	8	42
TuB2	Tuscola, till substratum-Strawn complex, 1 to 6 percent slopes, eroded	22.20	23.0%	135	9	47
Pn	Patton silty clay loam, 0 to 2 percent slopes	15.11	15.6%	173	12	51
Weighted Average				146	9.6	44.6

- **Total Acreage: 92.27 Acres** 3 bedrooms, 1-1/2 baths, per county records
- **Tillable Acreage: 73.63** 2 car attached garage, per FSA maps
- **2017 due 2018 R.E. & Ditch Taxes: \$3,915.72/yr.** partial unfinished basement, numerous outbuildings
- **List Price: \$8,250/acre** • **Good frontage on C.R. 300 S and 25 E.**
- **Possession: At closing, subject to the crop rights of the tenant.** • **Good drainage outlet via Big Cicero creek**
- **1 – story farmhouse with approx. 1,800 sq. ft,** • **Tipton School System**



State: Indiana
County: Tipton
Location: 18-21N-5E
Township: Cicero
Acres: 73.63
Date: 5/14/2018

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

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