

REAL ESTATE

Listing

PROPERTY FOR SALE

32 ACRE FARM & POTENTIAL BUILDING SITES • CARROLL COUNTY • WILL DIVIDE

From the intersection of SR26 & SR75 travel north 3 miles to County Road 600S. Turn right (east) on 600S and drive 2 miles to County Road 200E. Turn right (south) and property is located on the west side of the road approximately 1000' after turning south on County Road 200E.

PRICE: \$233,000



PROPERTY DETAILS:

- **Type of Farm:** 32 Acre Farm & Potential Building Sites - Carroll County - Will Divide
- **Total Acres:** 32.39
- **Tillable Acres:** 29.78
- **Woods:** 1.49
- **Legal Ditch:** 0.28
- **Roads/Water:** 0.84
- **Section:** 11
- **Township:** Democrat
- **County:** Carroll
- **State:** Indiana
- **Price:** \$233,000
- **Owner:** Daniels, LLC
- **Tenant:** Flohr
- **Lease Terms:** Currently leased for 2018, crop rights for current growing season.
- **Taxes:** Annual \$271.62, Chit-Scofield 71 Special Assessment \$234.52 annually
- **Possession:** At closing per the tenants crop rights



TOTAL ACRES:
32.39± ACRES



TILLABLE ACRES:
29.78± ACRES

- **Zoning:** Agricultural
- **Fencing:** Tree line in western boundary line.
- **FSA Data:** Clinton County FSA Administered Farm 6442 Tract 4430, PLC Yield = Corn 151 & Beans 45, Base acres 29.57. No CRP Contracts.
- **Improvements:** None, power lines to run east to west between the two tax parcels on the property line.
- **Soil Types:** 29% of the farm is Houghton Muck Drained (8.5AC), 22% is Washtenaw silt loam (6.45 AC), 21% (6.36) Palms Muck drained, 20% (6.28 AC) Martinsville - Maimi Clay loams and the balance is Rockfield-Williamston complex & Miami Clay soils.
- **Topography:** Rolling with 6% to 20% slopes
- **Schools:** Carroll Consolidated School District
- **Electric Source:** Duke Energy

This farmland presents an opportunity for potential building sites on the west side of the property. There are approximately 8 acres that could be petitioned to Carroll County for rezoning. This property can be divided and sold as tillable or potential building sites. 2 Acre Building Lots priced at \$21,500 each, tillable flood plain acres are priced at \$6,000 an acre. Survey expenses are divided equally on any splits between Seller and Buyer. There is a county regulated tile running SW to NE across the farm. Contact Sales Manager for FSA and additional information.

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

Daniels LLC • TF34C



800.451.2709
schraderauction.com/listings

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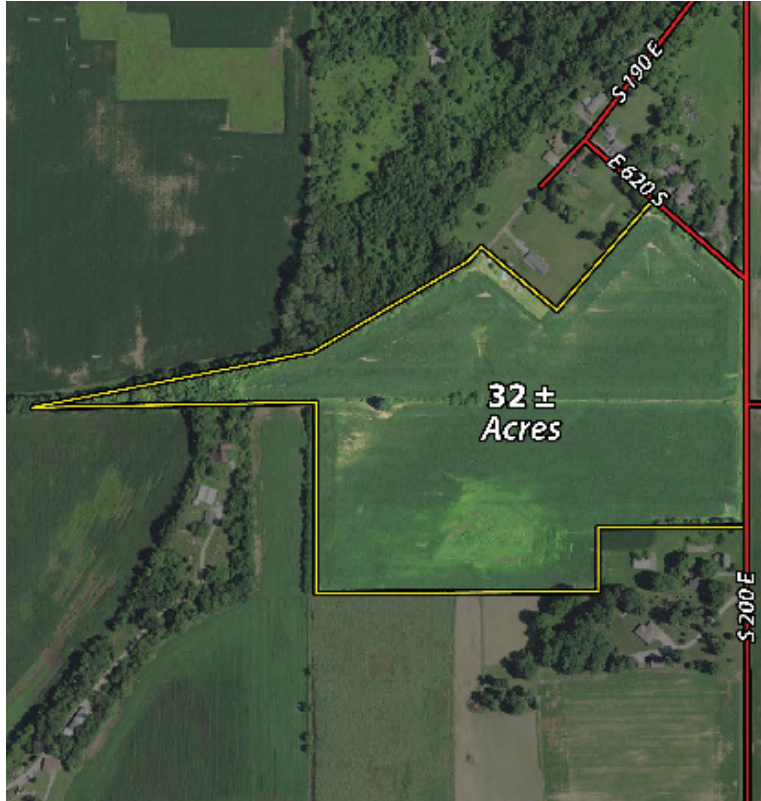
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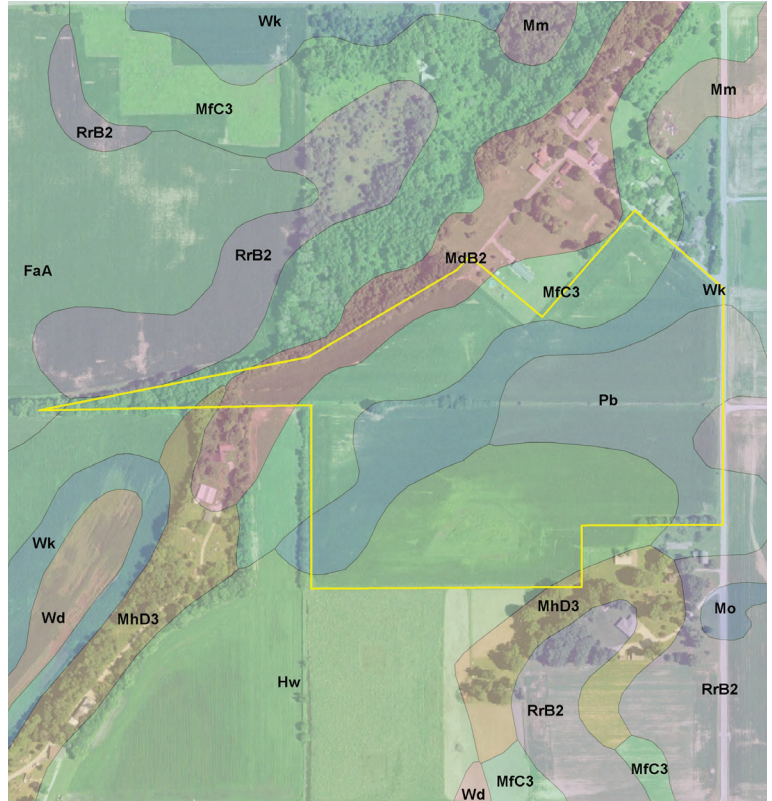
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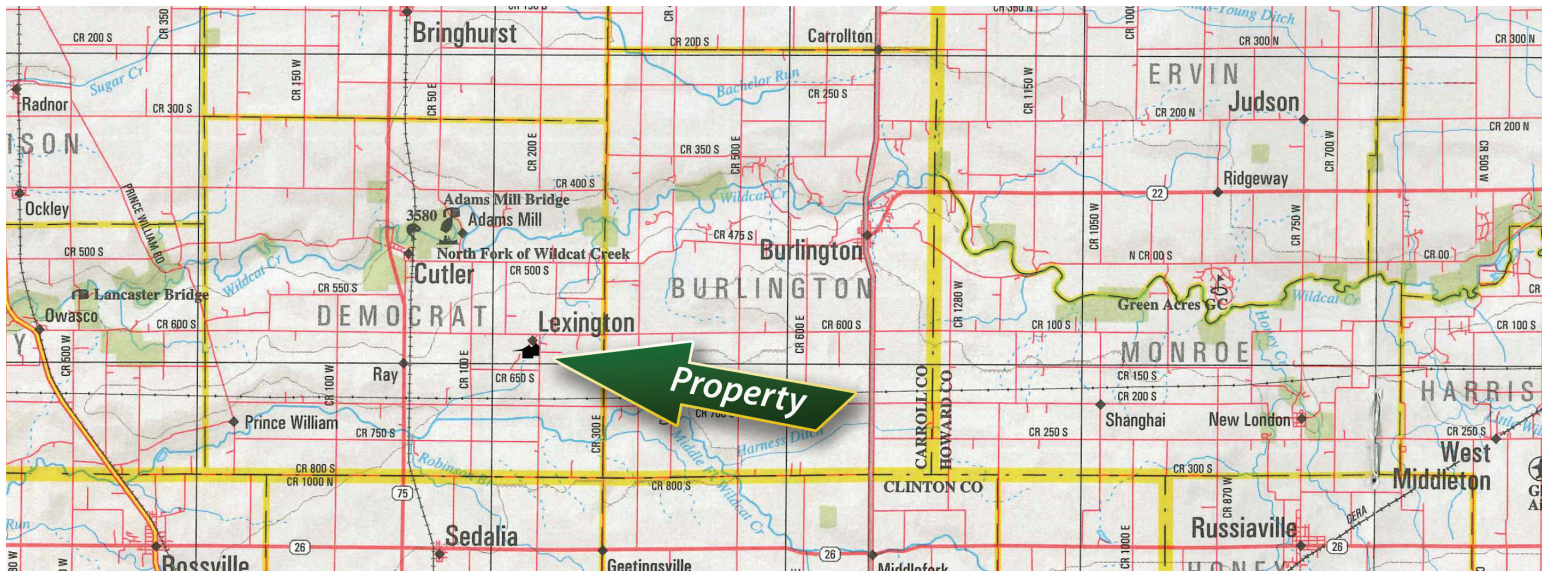
AERIAL MAP



SOIL MAP



LOCATION MAP



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