

REAL ESTATE *Listing* PROPERTY FOR SALE

- CLINTON COUNTY, INDIANA
- MICHIGAN TOWNSHIP

*Grain & Recreation Land with
a small creek*



**PRICE:
\$700,000**

**Excellent Location
Quality Recreation Land**



**TOTAL ACRES:
97.157± ACRES**



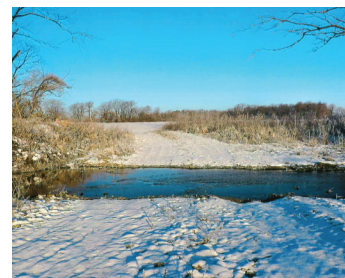
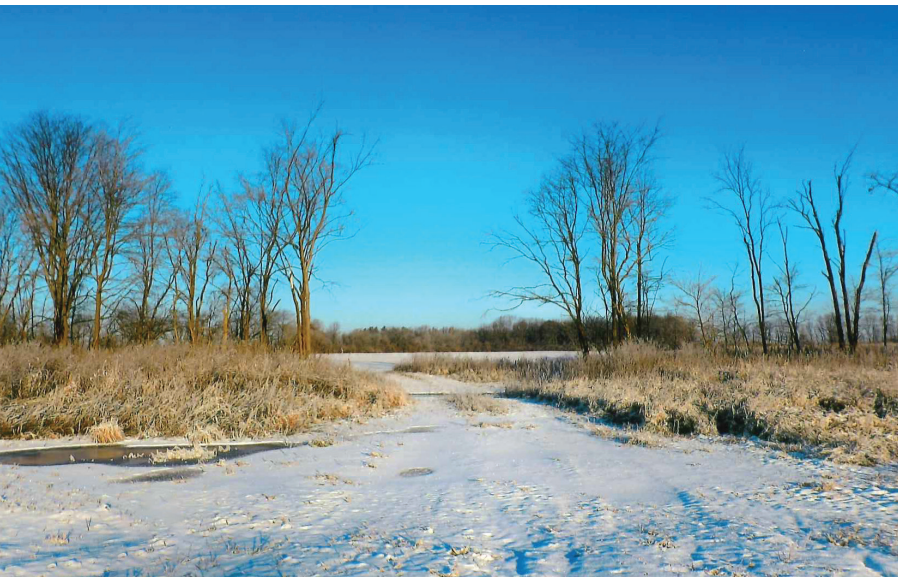
**TILLABLE ACRES PER FSA:
78.46± ACRES
(80± ACRES PER OWNER)**

The present owner has installed new tile, installed a stone base for crossing across the small creek. Also, the present owner has checked into the possibility of installing a grass waterway in the SE corner of this farm.

The present owner has had a wetlands determination completed and no wetlands are on this tract of land per NRCS.

Directions: From Michigan Town, IN; Take SR 29 2 miles south to CR 100 N; then take 100 N 1/4 mile east; the subjects property is on the north side of 100 N.

• **Oil & Mineral Rights** included. • **RE Taxes:** \$1373.55/6 mo.
• **Ditch Taxes:** \$182.88/yr. • **Possession:** At Closing
• **Improvements:** None • **Terms:** Cash • **Zoning:** Ag • **Topography:** Gently Rolling • **Schools:** Clinton Central • **Quality Soils**



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

XOC Holding LLC & Jesus LLC • JH37C



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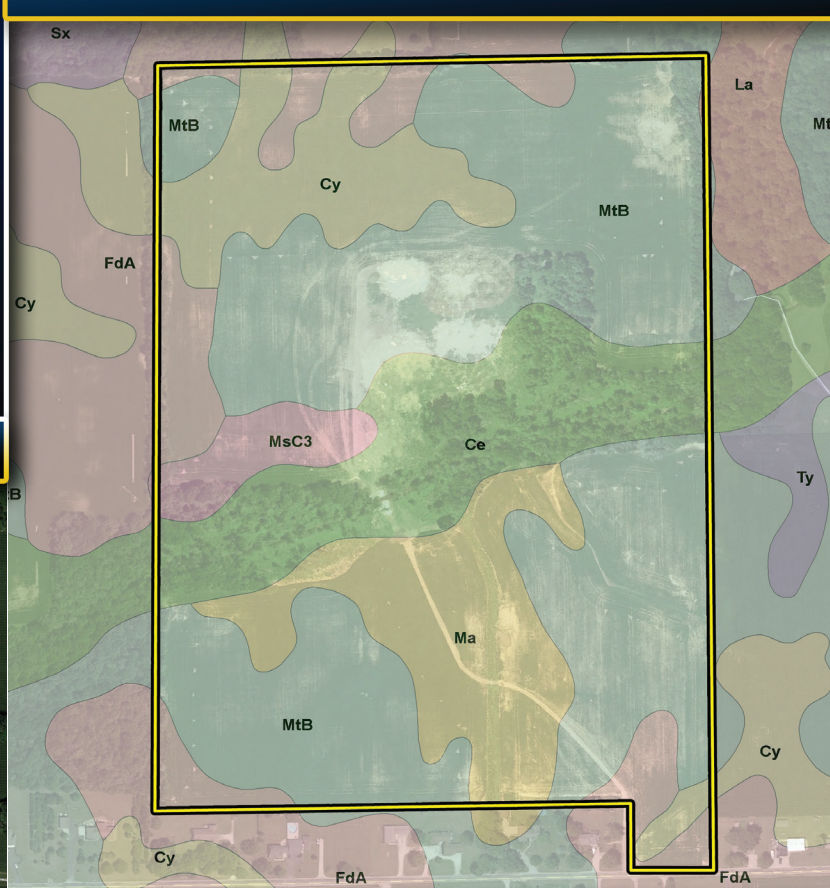
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AERIAL MAP



SOILS MAP



Area Symbol: IN023, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	42.38	57.9%	147	9	50
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes	9.30	12.7%	181	12	52
Cy	Cyclone silt loam, 0 to 2 percent slopes	8.82	12.1%	185	13	65
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	8.69	11.9%	156	10	51
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.53	3.5%	121	8	41
Ce	Ceresco loam	1.44	2.0%	113	8	30
Weighted Average				155.4	9.9	51.5



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