

# REAL ESTATE LISTING

## PROPERTY FOR SALE

WHITE COUNTY, IN

156 ACRE PARCEL

**233**<sup>21±</sup>  
**TOTAL ACRES**  
**IN 2 TRACTS**

PRICING: • 156.21 Ac: \$7,400/ACRE • 77 Ac: \$7,400/ACRE

**GRAIN FARMS - RECREATION LAND - POSSIBLE BUILDING SITE**

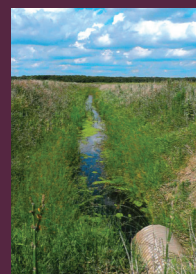
### DIRECTIONS:

From the west side of Burnettsville, IN on US 24; go 1 mile west to CR 1300 E (Willie Mote), take 1300 E 5 ½ miles north to CR 600 N & 1300 E - **156± Acres at the SE corner of this intersection.** The **77± Acres farm** is 1 mile north at the northwest corner intersection of CR 700 N & 1300 E.

2018-2019 RE TAX: \$388.47/6 Mo  
2018-2019 OTHER TAX: \$112.63/6 Mo

**77±  
Acres**

77± Acre parcel of land with quality soils. This tract has 63.3 Acres of tillable land (15.18 Acres in CRP). The tract has frontage on CR 700 N & 1300 E.



*The owners would like to sell the 156.21 & 77 Acres at a reasonable similar time frame.*

2018-2019 RE TAX: \$950.64/6 Mo  
2018-2019 OTHER TAX: \$97.63/6 Mo

**156.21  
Acres**



156.21± Acre parcel of land with frontage on CR 600 N & 1300 E. This tract has quality soils with 149.29 Acres tillable (Per White County FSA Office). This tract has 11 Acres in CRP filter strips.

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

Criswell • JH42WH

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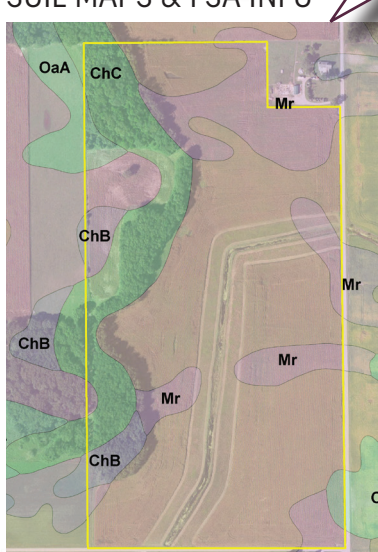
# 233<sup>21±</sup>

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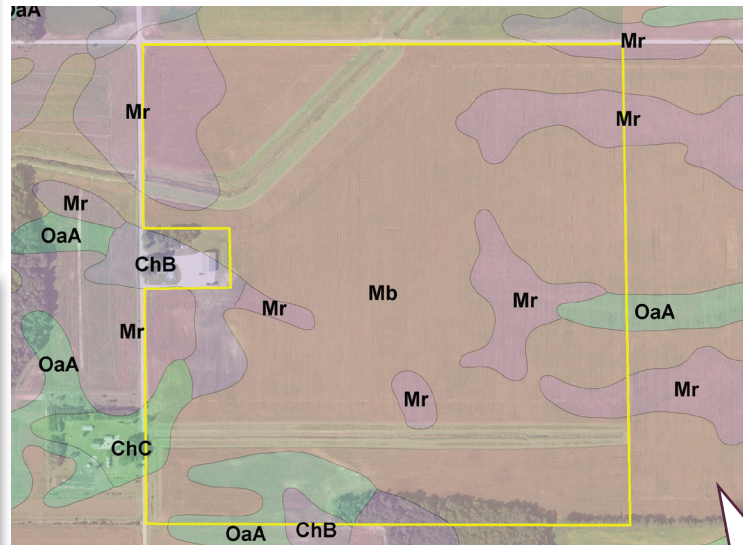
### SOIL MAPS & FSA INFO



**Farm Land:** 79.64 Ac  
**Crop Land:** 63.3 Ac  
**Corn Acres:** 31.16 Ac  
**Corn PLC Yield:** 135 Bu  
**Soybean Acres:** 16.46 Ac  
**Soybean PLC Yield:** 36 Bu  
**CRP Acres:** 10 Ac  
**CRP Expires:** 9/30/2019  
**CRP Safe Acres:** 5.18 Ac  
**CRP payment:** \$183/Ac  
**CRP Expires:** 9/30/2027

**Terms:** Cash  
**Zoning:** Ag  
**Topography:** Level to Slight Roll  
**Possession:** at closing – subject to tenant rights to the 2019 growing crops; if any  
**FSA Info:** the new buyer(s) must remain in CRP programs or pay back any payment and/or penalty to FSA for exiting CRP Program.

### SOIL MAPS & FSA INFO



**Farm Land:** 157.52 Ac  
**Crop Land:** 149.29 Ac  
**Corn Acres:** 86.38 Ac  
**Corn PLC Yield:** 130 Bu  
**Soybean Acres:** 51.91 Ac  
**Soybean PLC Yield:** 45 Bu  
**CRP Acres:** 11 Ac  
**CRP Payment:** \$289.80/Ac  
**CRP Expires:** 9/30/2026

Area Symbol: IN181, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	46.42	60.0%	134	9	47
Mr	Morocco fine sand	15.98	20.7%	97	7	27
ChC	Chelsea fine sand, 6 to 15 percent slopes	11.19	14.5%	80	5	28
ChB	Chelsea fine sand, 2 to 6 percent slopes	2.46	3.2%	90	6	32
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	1.31	1.7%	82	6	29
Weighted Average		116.3	7.9	39.3		

Area Symbol: IN181, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	115.10	73.3%	134	9	47
Mr	Morocco fine sand	28.38	18.1%	97	7	27
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	7.11	4.5%	82	6	29
ChB	Chelsea fine sand, 2 to 6 percent slopes	4.23	2.7%	90	6	32
ChC	Chelsea fine sand, 6 to 15 percent slopes	2.22	1.4%	80	5	28
Weighted Average		123	8.4	41.9		

