

# LAND FOR SALE

*Two Properties in Delaware County, Indiana*

MONROE TWP., DELAWARE COUNTY. S36-T20N-R10E



Price:  
\$6,500 per acre or \$422,500

65<sup>±</sup>  
ACRES

**Great Location:**  
1 mile S of Muncie Bypass  
along CR 300S.



- Excellent frontage along both CR 300S and Burlington Drive.
- Taxes were \$1,875 (rounded) for 2019/2020 or about \$26.41/acre
- Investment-quality farm to add to your portfolio.
- Conservation Easement in place.

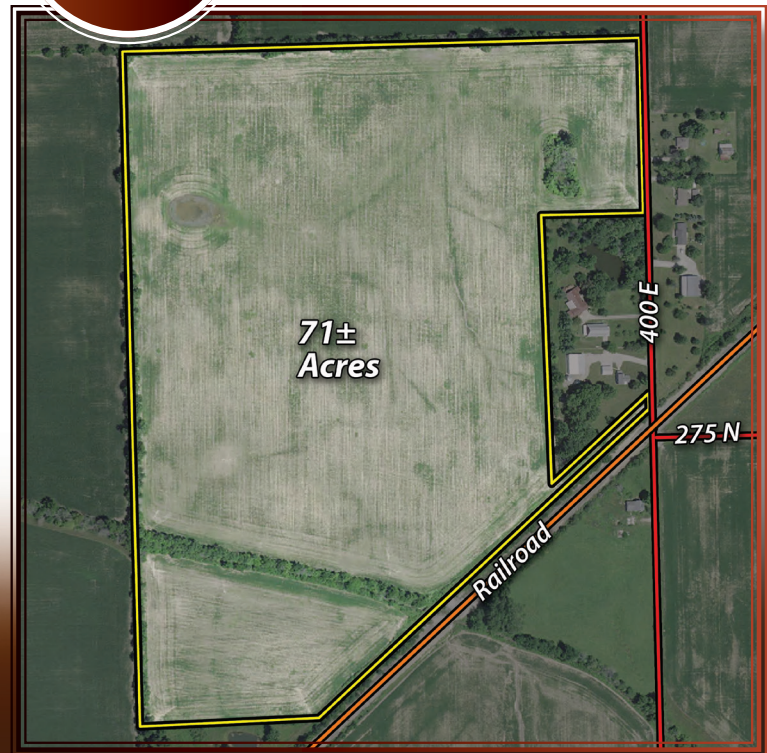
LIBERTY TWP., DELAWARE COUNTY. S31-T21N-R11E



Price:  
\$6,500 per acre or \$461,500

71<sup>±</sup>  
ACRES

**Good Location:**  
2 miles East of Muncie Bypass.  
Only minutes to SR 67 and SR 32



- County Legal Drain crosses property for improved drainage opportunity
- Good frontage and access along CR 400E.
- Taxes were \$1,875 (rounded) for 2019/2020 or about \$26.41/acre
- Excellent farm to add to your operation.

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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Listing Agent: MARK SMITHSON  
765-744-1846 • mark@schraderauction.com

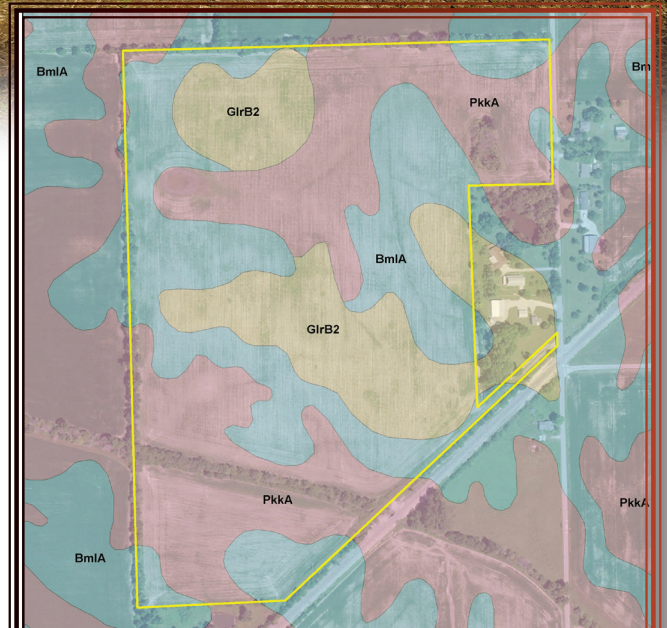
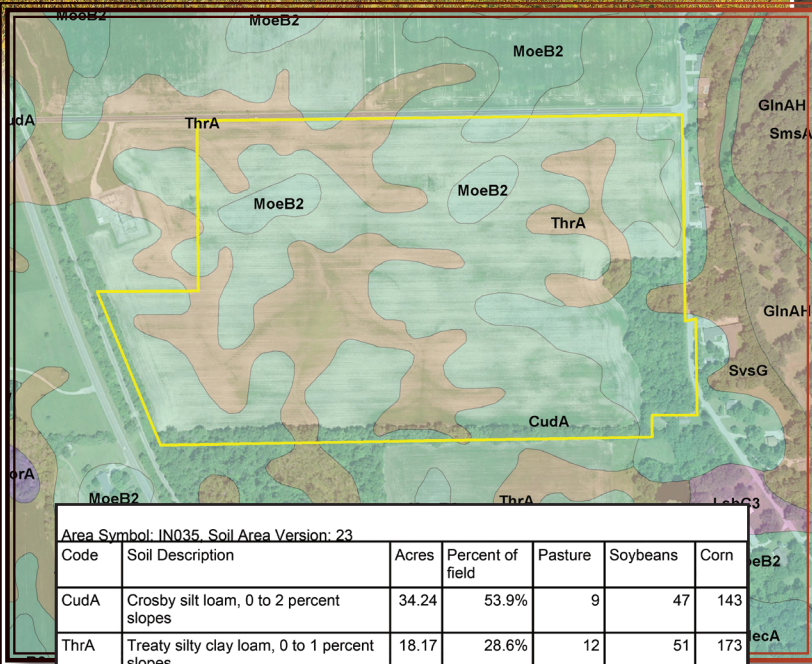


# LAND FOR SALE

*Two Properties in Delaware County, Indiana*

**94% TILLABLE WITH IMPRESSIVE CORN SOIL INDEX OF 150.0**  
**HIGH QUALITY TREATY, CROSBY, AND MIAMIAN SOILS**

**91% TILLABLE WITH PRODUCTIVE CORN SOIL INDEX OF 144.2**  
**QUALITY PEWAMO, BLOUNT-DEL REY AND GLYNWOOD SOILS**



**Location: From the SE side of Muncie, travel South on SR 35 about 1 mile to CR 300S, then left (or East) ¼ mile to the property.**

**Location: From the N side of the Muncie Bypass and SR 67, travel East on CR 350N about 2 miles to CR 400E, then right (or south) ½ mile to the property.**

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