

# LAND FOR SALE

CROPLAND, WOODS FOR HUNTING/RECREATIONAL & POTENTIAL BUILDING SITE

**TOTAL ACRES: 160± • PRICE: \$849,900**

**Cropland Acres: 143± Woodland Acres: 14±**

**Jasper County, Indiana • 10± miles northeast of Rensselaer**

**Directions to Property:** From the intersection of U.S. 231 and St. Rd. 14 north of Rensselaer, go north on U.S. 231 for 3 miles to CR 400 N. Then go east on 400 N for 2 miles to the property on the north side of the road.

**Address:** Vacant land at the NW corner of 400 N & 300 W, Rensselaer, IN 47978

SE 1/4 of Section: 4, Twp: 30N, R: 6W, Barkley Township

**Possession Date:** at closing

**2018 Real Estate Taxes Payable 2019:** \$1,614.26

**Drainage Assessments:** Conservancy - \$ 9.43,  
Grant Davisson - \$ 150.00, Oliver #124 - \$ 328.00

**Zoning:** A1 – Conservation Agricultural

**NOTE:** The property is being sold subject to existing easement for a tower system on the property.

**School District:** Rensselaer Central Schools Corporation  
**Elec. Source:** Jasper County REMC

*This property offers a great mix of productive cropland with woods for hunting and recreation, or a potential building site. Investigate for potential timber value. The larger woods has a lot of nice oak trees while the smaller woods has some oak and walnut trees. There is heavy deer activity on the property. Also examine for potential to dig a pond near the large woods.*



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

*JVR • JH/MWW057*

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*Listing Agents:*

**Matt Wiseman • 219-689-4373**  
**Jim Hayworth • 765-427-1913**



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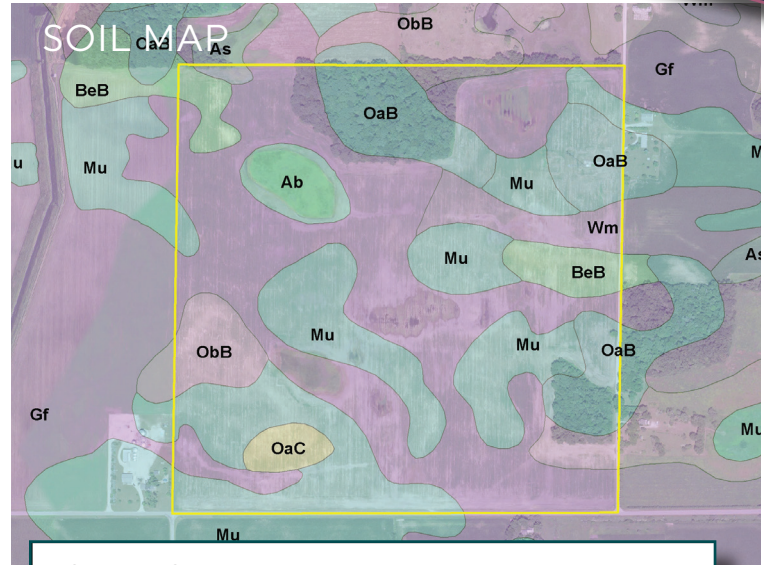
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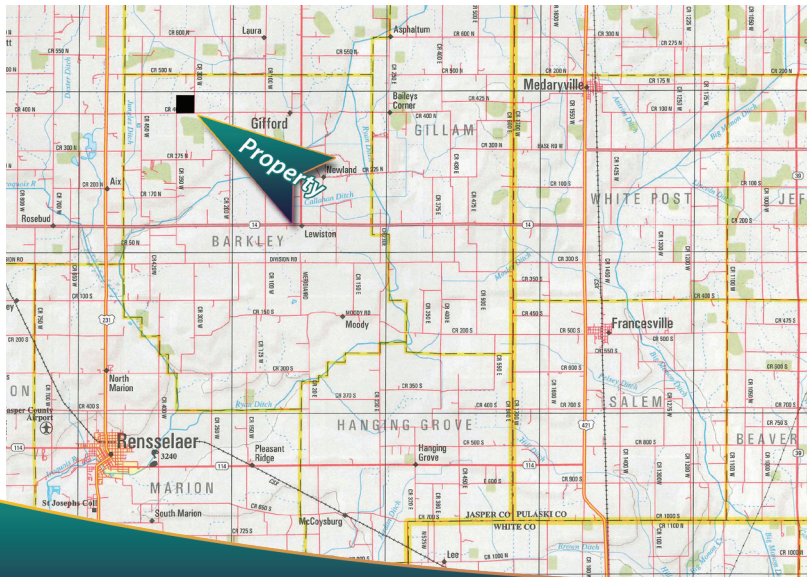
AERIAL MAP



SOIL MAP



LOCATION MAP



Area Symbol: IN073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gf	Gilford fine sandy loam	65.36	40.8%	148		5	10	33
Mu	Morocco loamy sand, 0 to 2 percent slopes	44.40	27.7%	102		3	7	36
OaB	Oakville fine sand, 2 to 6 percent slopes	20.27	12.7%	73		3	5	25
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	9.06	5.7%	82		3	5	29
BeB	Brems loamy sand, 1 to 3 percent slopes	6.63	4.1%	91		3	6	32
Wm	Watseka-Maumee loamy sands	5.90	3.7%	125		5	9	29
Ab	Ackerman muck, drained	5.07	3.2%	144		5	10	35
OaC	Oakville fine sand, 6 to 15 percent slopes	2.67	1.7%	64		2	5	23
As	Adrian muck, drained, 0 to 1 percent slopes	0.64	0.4%	144		5	10	40
Weighted Average				117.2		3.9	8	32.3
								37.8

## FSA DATA:

**FSA Cropland: 143.01 Acres**

**Corn Base Acres: 116.14 - PLC Yield: 125**

**Wheat Base Acres: 9.97 - PLC Yield: 46**

**Soybean Base Acres: 8.81 - PLC Yield: 39**

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