

REAL ESTATE LISTING

PROPERTY FOR SALE

NEWTON COUNTY, IN
10± MILES NORTHEAST
OF MOROCCO

49[±]_{.92}
acres

List Price: \$250,000

PRIME DEER HUNTING PROPERTY WITH TILLABLE ACREAGE

MAIN DETAILS:

Type of Property: Prime Deer Hunting/Recreational – Potential Building Sites – Tillable Land

Total Acres: 49.92±

Tillable Acres: 6.76±

Wooded Acres: 42±

Location: Pt. Sec. 33, T30N, R8W

Township: Colfax

County: Newton

State: Indiana

Price: \$250,000

Address: Vacant land on State Road 55, Fair Oaks, IN 47943

Elec. Source: Newton County REMC

Zoning: Agricultural

Possession: At closing subject to rights of farmer to the 2020 soybean crop

2019 Real Estate

Taxes Payable 2020: \$470.72

Drainage Assessments: \$37.52

School District: North Newton School Corporation

Owner: M. J. Brandt

FSA DATA:

Cropland: 6.76 Acres

Corn Base Acres: 5.7

PLC Yield: 123

Soybean Base Acres: .17

PLC Yield: 37

COMMENTS:

This is a prime deer hunting property, with turkeys as well, and has tillable acreage which can provide income. There are also many potential beautiful home sites including some picturesque, more open grassy/wooded areas in the southwest portion of the property. This is a must see property with quick access to I-65 and U.S. 41.

DIRECTIONS:

From Enos (north of Morocco) at the intersection of U.S. 41 and State Road 14, go east on St. Rd. 14 for 6 miles to State Road 55. Go south on St. Rd. 55 for ¼ mile to the property on west side of the road. OR FROM Interstate 65 at the I-65 and State Road 14 interchange (Exit 220), go west on St. Rd. 14 for 3 ¼ miles to St. Rd. 55. Go south on St. Rd. 55 for ¼ mile to the property on west side of the road.

*DEER AND TURKEY IMAGES ARE STOCK PHOTOS AND ARE NOT OWNED BY SCHRADER REAL ESTATE AND AUCTION COMPANY



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

Brandt • MWW13N

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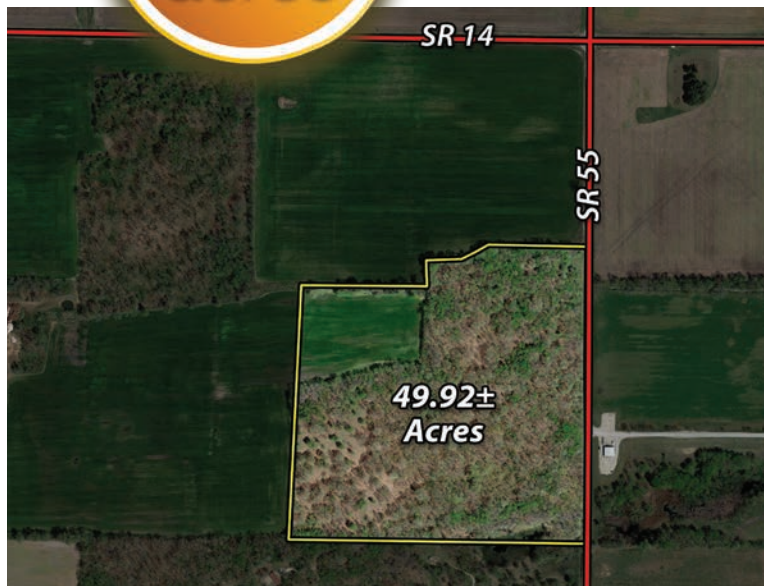
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AERIAL MAP



SOIL MAP



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