

156.815± *for sale* Acres with 147± Tillable Acres

Lake County, IN

Colfax St., Lowell, IN

DIRECTIONS TO PROPERTY:

From U.S. 41 at the south junction with S.R. 2 (Belshaw Road): travel south about 3/8 mile on U.S. 41 to W. 205th Ave. (Area Garage & Towing is on west side of U.S. 41). Go East on W. 205th Avenue 2 miles to Cline Ave. (St.), then south on Cline about 1/8 mile to W. 205th Ave. Head east on W. 205th Ave. for 1 mile to Colfax Street and then go south on Colfax St. for 1/2 mile to the property on the east side of the road.

Please contact listing agent before going on property

TYPE OF FARM: Grain

TOTAL ACRES: 156.815±

TILLABLE ACRES: 147± Est.

WOODS: 0.9± Est.

ROADS, DITCHES, LANES: 8.8± Est.

SECTION: 12, T32N, R9W

TWP: Cedar Creek

COUNTY: Lake

STATE: IN

PRICE PER ACRE: \$7,500

OWNER: Dahl Family, LLC

POSSESSION DATE: At closing subject to tenant rights which expire upon harvest of the 2014 crop.

TAXES 2013 PAY 2014: Approx. \$28.50 per acre Est. (Tax Parcel needs split)

Clean Water Act Fee of \$35.40 per Tax Parcel

ZONING: A-1 (Agriculture);C-3 (Flood Plain) east side

TOPOGRAPHY: Mostly level with a small sloping area near the center of the farm.

SCHOOL CORP: Tri-Creek School Corp.

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



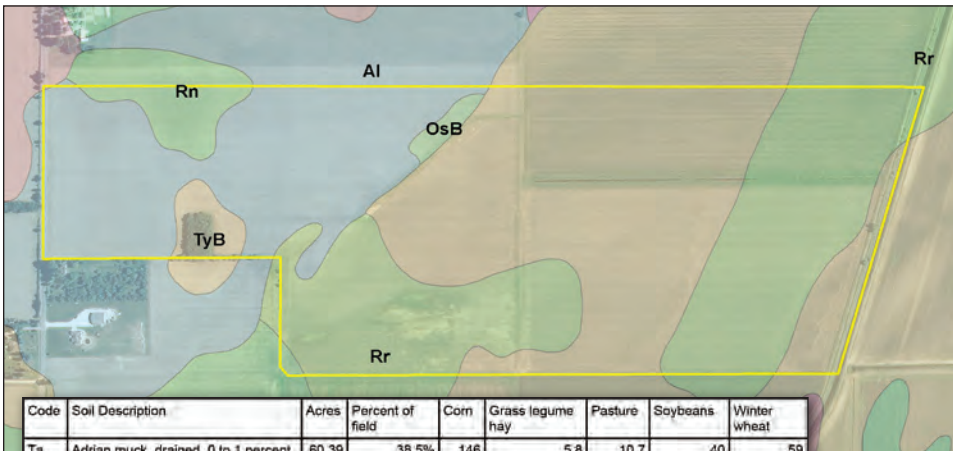
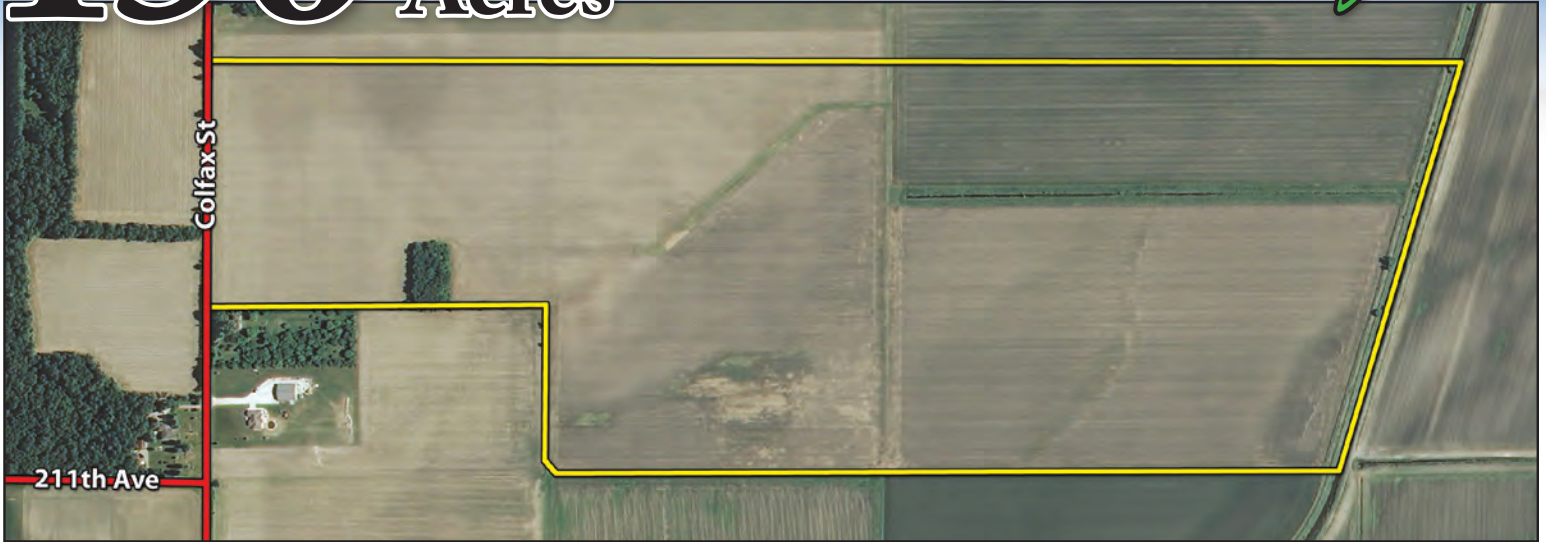
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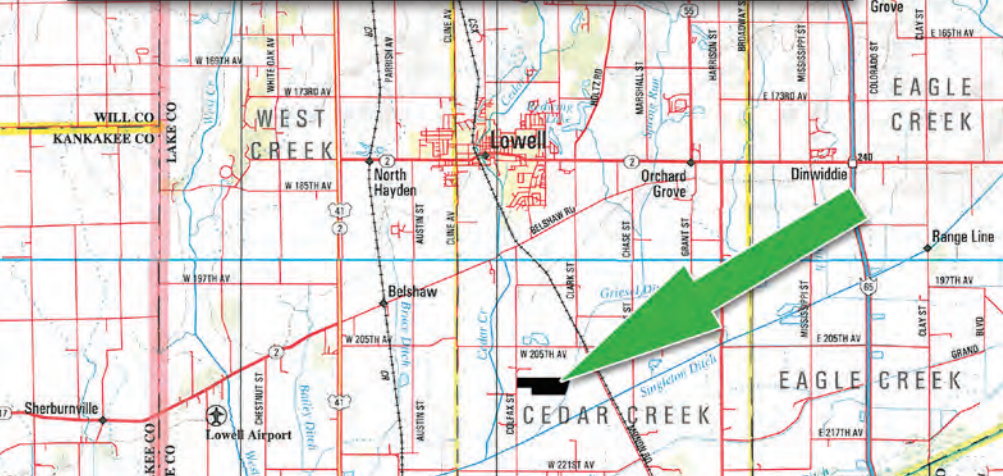
Listing Agent: Matt Wiseman
866-419-7223 or 219-689-4373

156.815± Acres

Lake County, IN



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Ta	Adrian muck, drained, 0 to 1 percent slopes	60.39	38.5%	146	5.8	10.7	40	59
Rr	Rensselaer mucky loam, sandy substratum	50.35	32.1%	175	5.8	11.6	49	70
Al	Alida loam	36.81	23.5%	155	5.1	10.2	49	70
Rn	Rensselaer loam, sandy substratum	4.77	3.0%	175	5.8	11.6	49	70
TyB	Tyner loamy fine sand, 0 to 6 percent slopes	3.17	2.0%	50	1.7	3.3	16	23
OsB	Oshkemo fine sandy loam, 2 to 6 percent slopes	1.30	0.8%	115	3.8	7.6	40	58
Weighted Average				156.1	5.5	10.7	44.8	64.7



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