

111± for sale

Southern
DELAWARE COUNTY, IN
PERRY TOWNSHIP
ACRES WITH 37.2± TILLABLE ACRES

Excellent Hunting and Recreation



PROPERTY LOCATION: This property is located on US 35, just South of Prairie Creek Reservoir and 5 miles South of Muncie at Mt. Pleasant.

PROPERTY DESCRIPTION: 111± acres with 37.2± tillable acres. Attractive recreational offering with farm income. Great property for 4 wheeling, hunting, hiking, farming, and food plots. Plenty of seclusion to enjoy the wildlife here! About 1080' of road frontage on US 35.

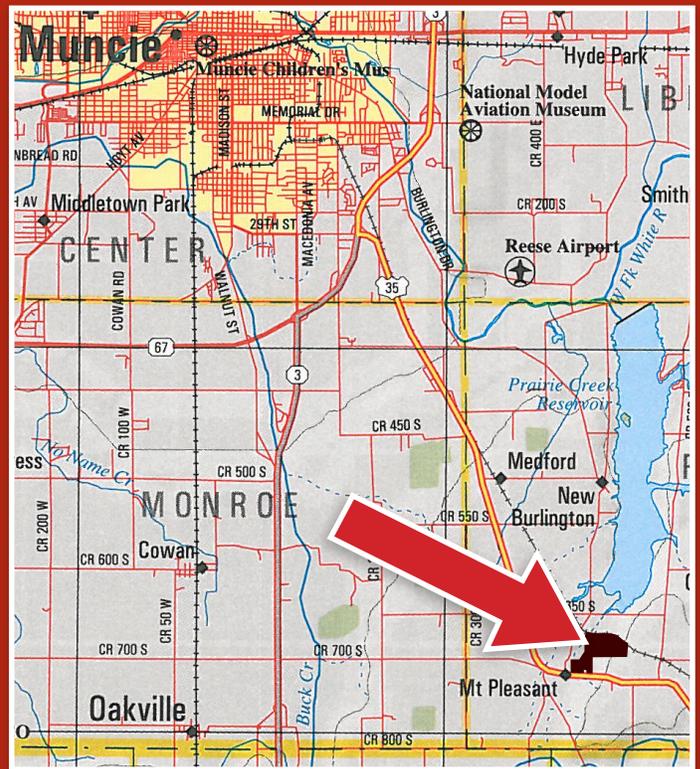
ZONING: Farming

OWNER: Eric Anthony

TAXES: Approx. \$20/acre/year

LISTING PRICE: \$277,500 (\$2500/acre)

(Possession at closing. Buyer to receive 2015 crop rights)



SCHRADER
Real Estate and Auction Company, Inc.
MS15D • ANTHONY

LISTING AGENT: MARK SMITHSON • 765-744-1846

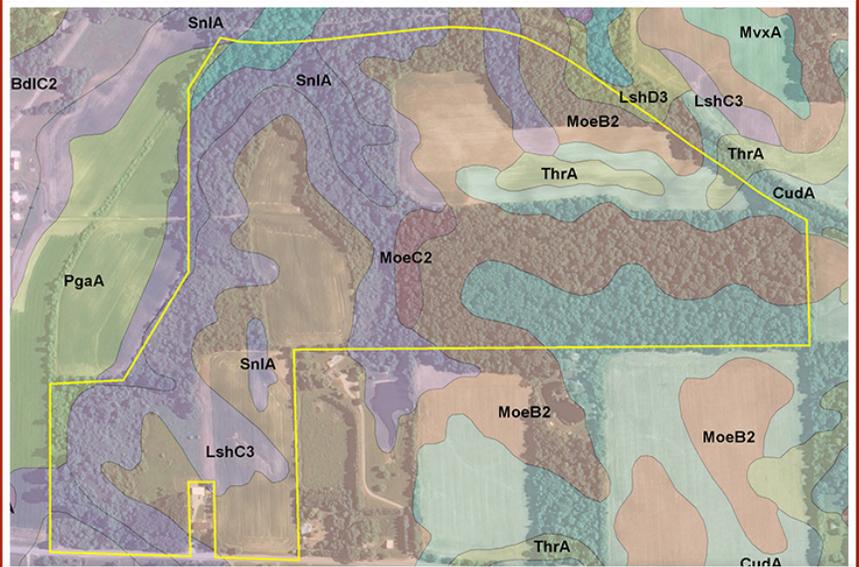
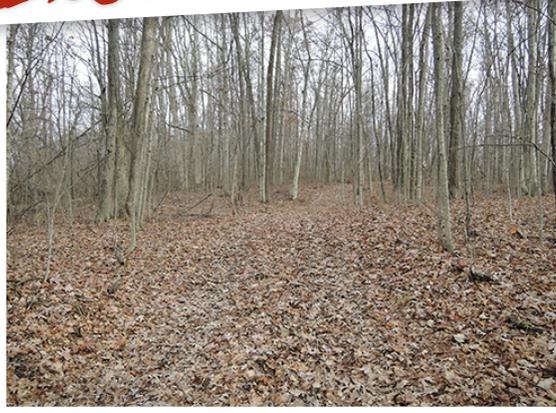
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Soils		ACRES	PERCENT OF FIELD	CORN	GRASS LEGUME HAY	PASTURE	SOY BEANS	WINTER WHEAT
MoeB2	Miamian silt, New Castle Till Plain	48.35	43.5%	127	4	8	45	57
LshC3	Losantville clay loam	29.29	26.4%	110	4	7	38	48
CudA	Crosby silt loam	16.54	14.9%	142	5	9	47	64
SnIA	Southwest silt loam	9.13	8.2%	162	4	10	48	59
ThrA	Treaty silty clay loam	2.55	2.3%	181	6	12	52	73
MoeC2	Miamian loam	1.89	1.7%	117	4	8	40	53
MphA	Millford silty clay loam	1.32	1.2%	160	5	11	44	61
PgaA	Pella silty clay loam	1.14	1.0%	173	6	12	49	69
LshD3	Losantville clay loam	0.83	0.7%	98	3	6	34	42
Weighted Average				129.3	4.2	8.2	43.7	56.2