

REAL ESTATE

Listing

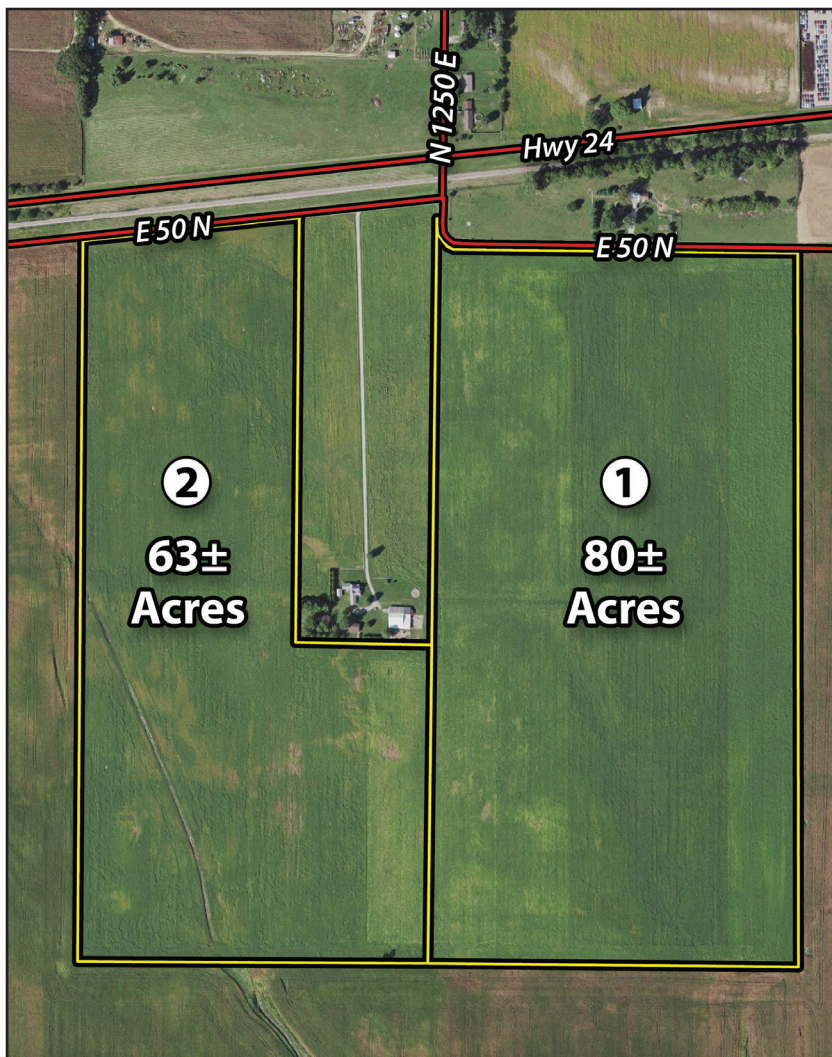
PROPERTY FOR SALE

GRAIN FARM – EXCELLENT LOCATION
1 MILE EAST OF IDAVILLE OR 2 ½ MILES WEST
OF BURNETTSVILLE, IN

Price: \$7500/Acre



143± TOTAL ACRES - TWO TRACTS



Tract 1- 80 ± Acres with 80.4 Acres per White Co. FSA Office. This tract has quality soils, frontage on CR 50 N. There is a 8" tile that starts just north of 50 N and goes south of this tract and to the neighbor to the south.

Tract 2- 63± Acre parcel of land with 63.51 tillable per White Co. FSA Office. There is a 10" tile that runs from the north to the south through this tract. Note, there is some talk about increasing the size of this tile. This tract has quality soils and has frontage on CR 50 N.

- **Oil & Mineral Rights** – included
- **RE Taxes** – 2017 – pay 2018
- **Tract 1** – \$785.32/6 mo
- **Ditch tax** \$120/6 mo
- **Tract 2** - \$536.72/6 mo
- **Ditch tax** \$41.03/yr
- **Possession** – at closing – subject to any growing crops – if any.
- **Terms** – cash
- **Zoning** – Ag
- **Topography** – Level to a slight roll

FSA INFO:

- Farm # 5883
- Farm Land 146.67 Ac
- Crop Land 143.91 Ac
- Corn 86.46 Ac – PLC Yield 156 bu
- Soybeans 55.12 Ac – PLC Yield 50 bu

YIELD INFO:

- 2016 SOYBEANS 63 BU
- 2017 CORN 178 BU
- 2018 SOYBEANS 78 BU

The owners feel that they have a good legal description; therefore, if the buyers would like to get a survey, it would be at their expense.

Owners: Wayne & Diana Schroeder
Galen Schroeder

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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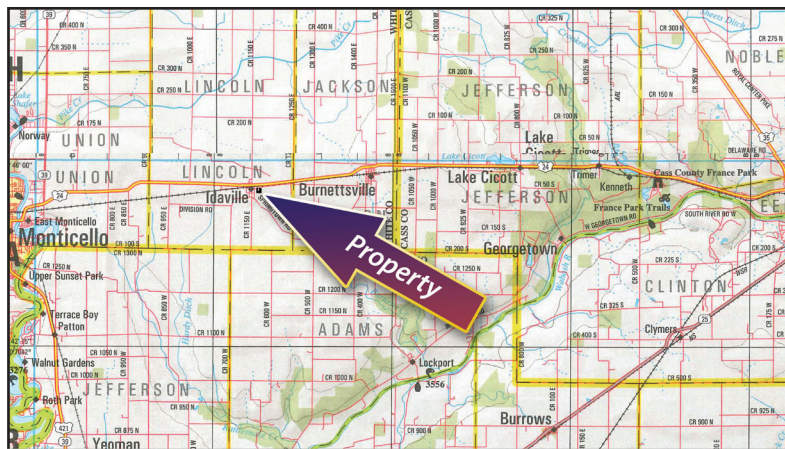
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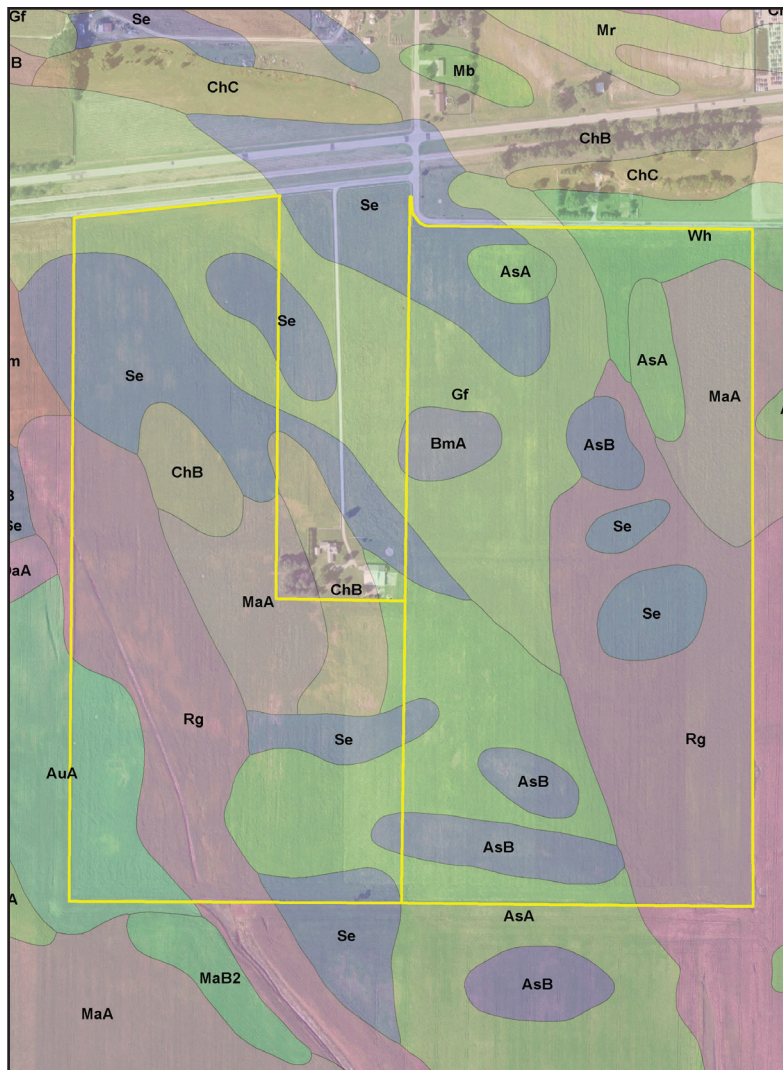
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LOCATION MAP



SOIL MAP



Area Symbol: IN181, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Corn	Corn Irrigated	Soybeans
Rg	Rensselaer loam, sandy substratum	37.07	25.7%	175		49
AsA	Alvin fine sandy loam, 0 to 2 percent slopes	24.52	17.0%	110		39
Se	Seaford fine sandy loam	23.16	16.0%	122		35
Gf	Gilford fine sandy loam	20.99	14.5%	148	6	33
MaA	Martinsville silt loam, 0 to 2 percent slopes	13.81	9.6%	140		49
AsB	Alvin fine sandy loam, 2 to 6 percent slopes	7.41	5.1%	110		39
ChB	Chelsea fine sand, 2 to 6 percent slopes	6.09	4.2%	90		32
AuA	Aubbeenaubee fine sandy loam, 0 to 1 percent slopes	5.98	4.1%	150		49
Wh	Whitaker silt loam	3.35	2.3%	150		49
BmA	Brems loamy fine sand, 0 to 2 percent slopes	1.95	1.4%	82		29
Weighted Average				138.4	0.9	41.2

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