

REAL ESTATE

Listing

PROPERTY FOR SALE

- GRAIN FARM • EXCELLENT LOCATION
- EXCELLENT QUALITY SOILS

Price: \$8,000/Acre

82.78± TOTAL ACRES - 1 TRACT



Property Details:

A 82.78± Acre Parcel of Land. This tract of land has 82.24 acres of crop land (per Cass County FSA office), with excellent quality soils and frontage on CR 325 South.

Directions:

From the intersection of US 24 & US 35 (east side of Logansport, IN), take US 35 East/South to Anoka, IN (CR 300 S); take CR 300 S - 325 S approx. 3 miles East - property is on the North side of 325 S.

• **RE Tax: 2018-2019**

\$2,259.52/year

• **Other Tax:** Cromey

Watershed: \$891.88/year

• **Terms** - Cash

• **Zoning** - Ag

• **Topography** - Level to slightly rolling

• **Possession** - At closing, subject to the 2019 Tenants Rights.

FSA INFO:

FARM LAND - 86.56 ACRES

CROP LAND - 82.24 ACRES

CORN BASE - 47.60 ACRES

PLC YIELD - 156 BU.

SOYBEAN BASE - 32.50 ACRES

PLC YIELD - 52 BU.

**Owners: Harry E. Lawson Living Trust
Barbara Lawson Living Trust**

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

Lawson • JH3C



800.451.2709
schraderauction.com/listings

Listing Agents: JIM & JIMMY HAYWORTH
765-427-1913 • 219-869-0329
jhayworth@pwrta.com • jhayworth31@hotmail.com

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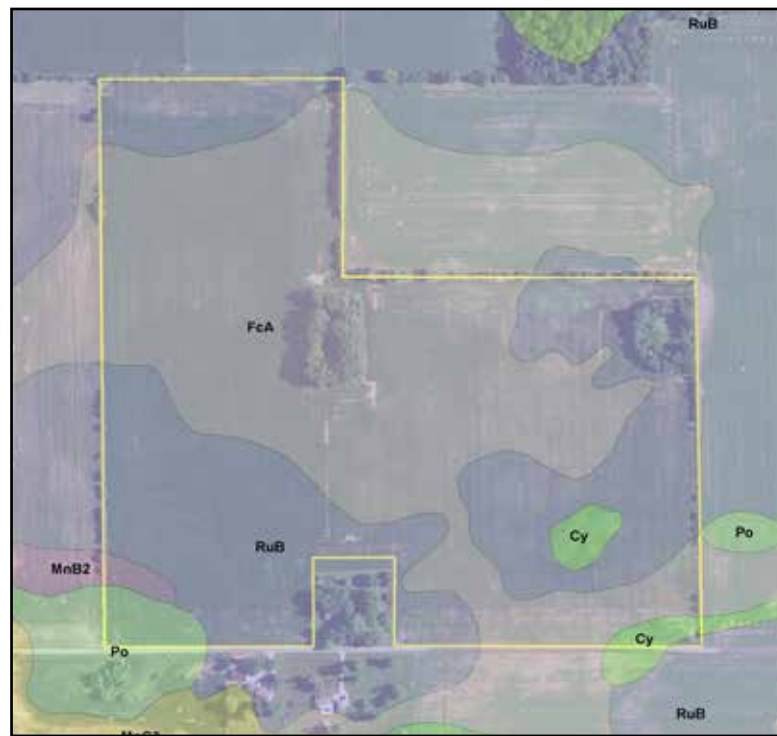
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LOCATION MAP



SOIL MAP



Area Symbol: IN017. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybe
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	44.59	53.1%	168	11	
RuB	Russell silt loam, 2 to 6 percent slopes	35.71	42.5%	156	10	
Cy	Cyclone silt loam, 0 to 2 percent slopes	1.65	2.0%	185	13	
Po	Patton silty clay loam, 0 to 2 percent slopes	1.46	1.7%	173	12	
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.62	0.7%	135	9	
Weighted Average				163.1	10.6	

SOIL TABLE

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