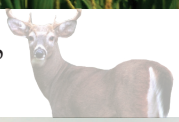
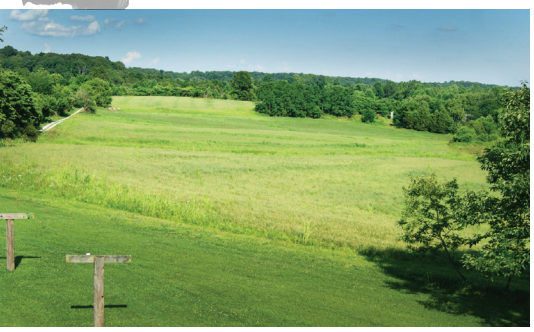
LAND FOR SALE

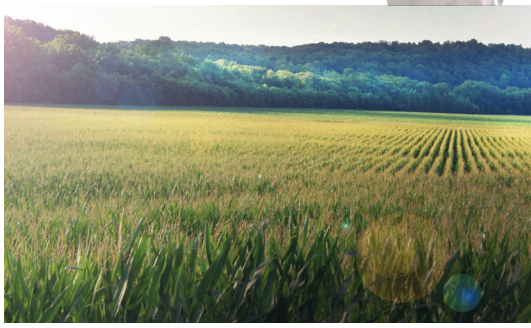
LAWRENCE COUNTY, INDIANA - ESSENTIAL ALL AROUND FARM

470± TOTAL ACRES

THIS IS THE ESSENTIAL ALL-AROUND FARM WITH CROP GROUND, LIVESTOCK, WOODLAND, HUNTING AND A BEAUTIFUL HOME.







UPLAND TRACT #1: HOUSE AND 205 ACRES - 110 ACRES TILLABLE, 95.5 WOODS / BOTTOMS TRACT #2: 181.1 ACRES TOTAL - 176.3 ACRES TILLABLE - 4.6 ACRES OF WOODS / BOTTOMS TRACT #3: 83 ACRES TOTAL - 73.1 ACRES TILLABLE - 10.5 ACRES WOODS

Tract 1 is 205 acres in the rolling hill area of Eastern Lawrence County, six miles south of State Highway 50. It is 70 miles north to Indianapolis and 70 miles south to Louisville. It has a well-maintained split-level house with 2680 sq ft of living space and an 864 sq ft basement with new AC and furnace. At the Tract's hilltop, it overlooks the property's hayfields and fenced pastures and is accompanied by a 72' x 72' machine shed able to accommodate large equipment, with concrete floor workshop and garage area. The open ground has been used for row cropping in the past but is currently in a large hay field and fenced pasture with grazing cattle at present. A year round spring with trough provides water for the cattle. The 95 ac. of timberland on this tract has a mix of oaks, cherry, maple, hickory and Tulip plus many more and the mix is large to medium in size. Deer, wild turkey, and the cattle herd can be viewed daily from the house, and the second story deck is the perfect viewing spot.

Tract 2 consists of 181 acres of river-bottom ground just south of Tunnelton, Indiana in the White River bottoms. 176 acres are tillable with over a mile of frontage on its southern boundary and currently planted in corn. The remaining 5 acres of non-tillable is a wooded river boundary with some additional small woodlots. A gravel road accesses this property along its entire north boundary, a bonus in crop production. The CSX railroad runs parallel with this road.

Tract 3 adjoins Lawrenceport to the north and is prime river-bottom ground containing 73 tillable acres with 10.5 acres of woods and waste consisting of a quarter mile of frontage on White River and Sugar Creek. There is a boat ramp where the river and creek adjoin at the south boundary of the property. Paved Lawrenceport Road bisects this property giving good access for farm machinery and harvest.

This would be a great property for farmer or investor to safely invest in with the additional potential of leasing out the property to hunters and fishermen. Tract 1 is the most popular for deer and turkey; however, the river bottoms yield the biggest bucks, with the turkeys always present scratching the crop residual.

PRICE: $2,346,000

The deer and turkey stock images are merely representational of the abundant wildlife on the property 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.

Brimberry & Pickett - DW04L

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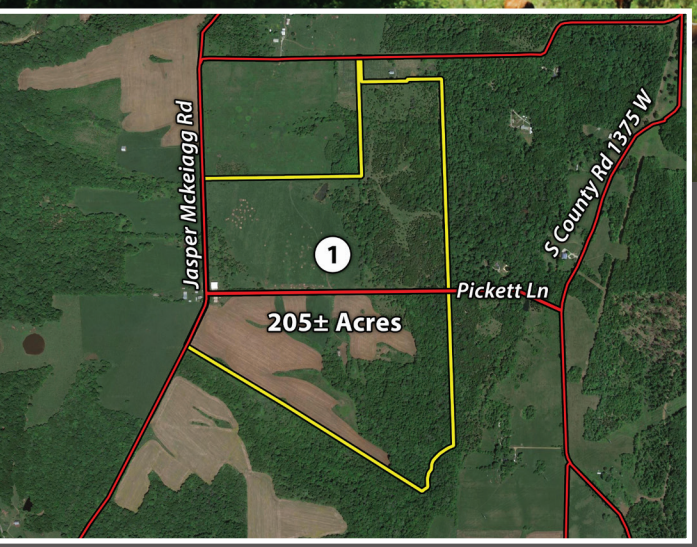


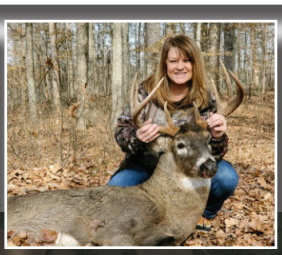
Property Details

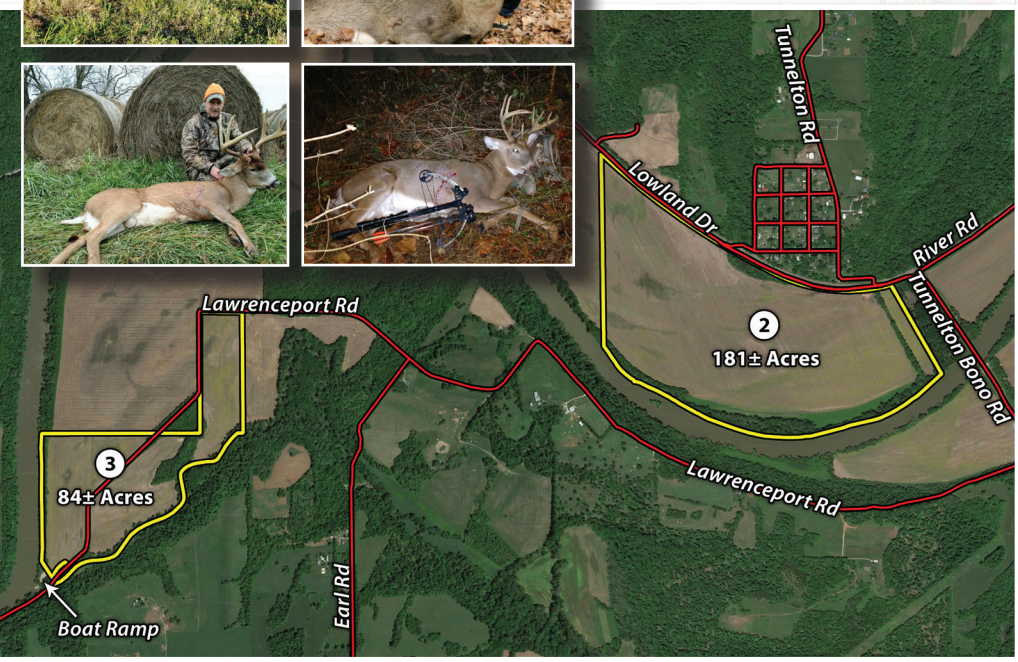
(Home on Tract 1)

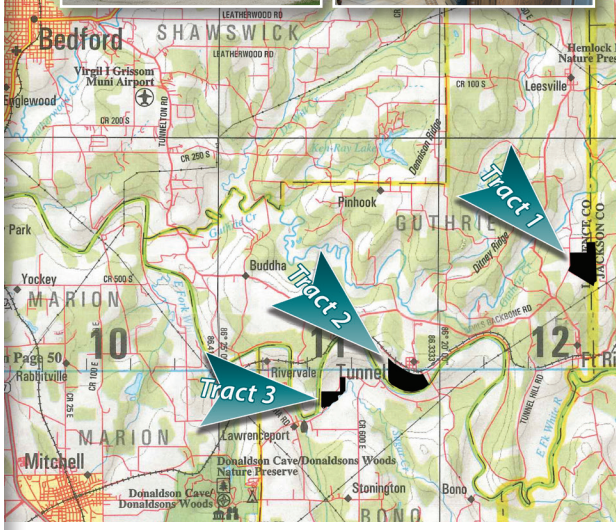
Address: 674 Jasper McKeiagg Rd
Bedford, IN 47421

- Type of Property: Farm with home and shed
- Condition: Good
- Type of Heat: LP Gas
- 24' x 72' Garage
- 10' x 24' Porch
- 2nd floor 12'x24' Deck overlooking hayfield
- 4 bedrooms (1 master)
- 2 bathrooms
- 864 Sq Ft Basement on 1442 Sq Ft crawl space

- Possession: House: 90 days, Land: At Closing
- Central Air (installed 2019)
- 2 LP Tanks, both owned, and an LP Gas Water heater.
- Water Softener
- Metal Pole Shed (72' x 72') with a 24'x72' cement floor for garage and shop
- High School: Bedford North Lawrence







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