

REAL ESTATE FOR SALE

FULTON COUNTY, IN

64^{-089±} TOTAL ACRES

33^{-08±} CROPLAND

- GRAIN FARM • EXCELLENT LOCATION
- WOODED LAND

Directions to Property: From Rochester, IN, take SR 14, 9 miles west to SR 17; From Winamac, IN, take SR 14, 10 miles east to SR 14; at the intersection of SR 14 and SR 17; take SR 17 4 miles north to CR 400 N; then take CR 400 N, 3 miles east to CR 700 W. Then take CR 700 W 1/2 mile south; the farm is on the east side of CR 700 W.

PRICE: **\$258,800**



A 64.089± ACRE PARCEL OF LAND. THIS TRACT OF LAND HAS 33.08 ACRES OF CROPLAND (PER FULTON COUNTY FSA OFFICE). QUALITY SOILS ON FRONTAGE OF CR 700 W. THE BALANCE OF THIS FARM IS WOODED WITH A SMALL POND IN THE SW PORTION OF THE WOODS.

Possession Date: at closing, subject to tenants for the 2020 crops

2019 Real Estate Taxes Payable 2020: 2019 pay 2020 - \$828.48/year - The present owner has sold off 5 acres to adjoining owner. The RE tax for this tract of 64.089 acres should be less than \$828.48/year

ZONING: Ag

NOTE: The present owner has sold off 5 acres to adjoining owner and some of the tillable land went with the sale.

FSA DATA:

Farm 6529 • Tract 278

Cropland: 37.84 Acres • Corn Base: 31.5 Acres

PLC Yield: 125 bu/ac • Soybean Base: 6.2 Acres

PLC Yield: 40 bu/acre

Listing Agents: Jim & Jimmy Hayworth

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*DEER AND TURKEY IMAGES ARE STOCK PHOTOS AND ARE NOT OWNED BY SCHRADER REAL ESTATE AND AUCTION COMPANY

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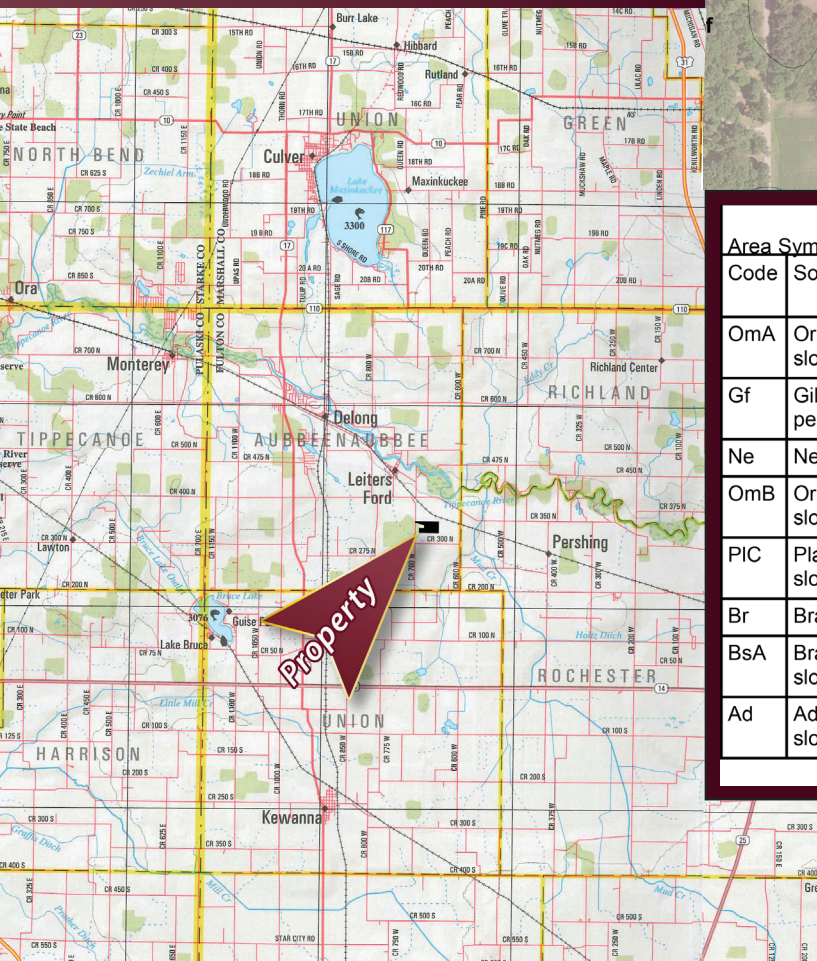
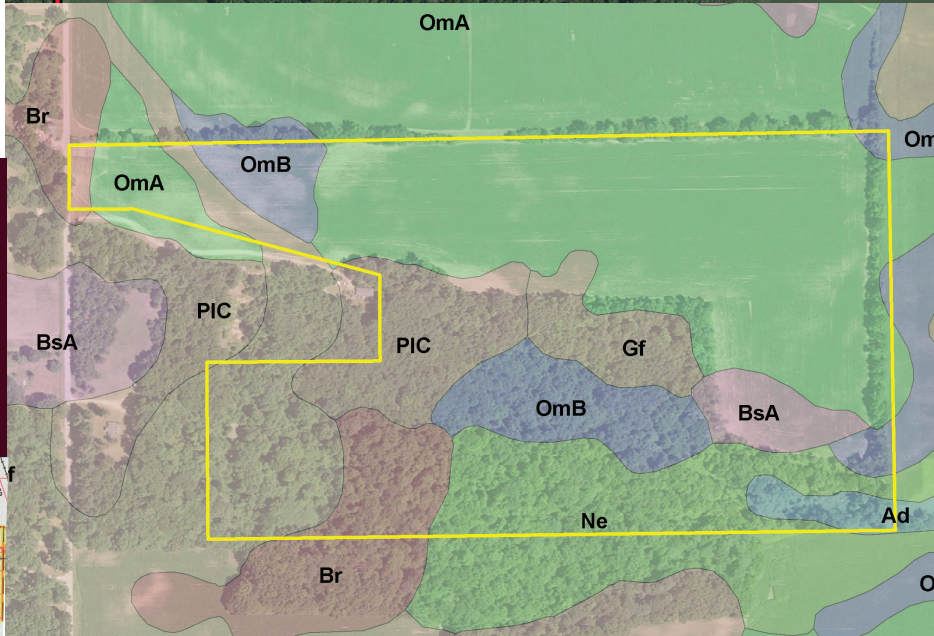
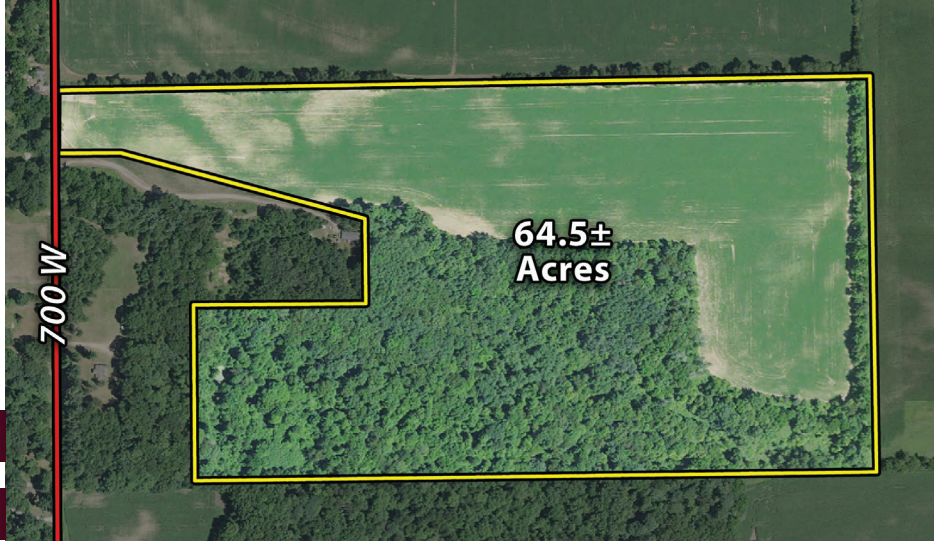
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Area Symbol: IN049, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
OmA	Ormas loamy sand, 0 to 2 percent slopes	26.79	41.4%	90	6	32
Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	9.42	14.6%	150	10	42
Ne	Newton fine sandy loam	8.28	12.8%	115	8	25
OmB	Ormas loamy sand, 2 to 6 percent slopes	7.72	11.9%	90	6	32
PIC	Plainfield sand, 6 to 12 percent slopes	5.20	8.0%	64	4	22
Br	Brady sandy loam	3.83	5.9%	124	8	35
BsA	Branch loamy sand, 0 to 2 percent slopes	2.26	3.5%	126	8	44
Ad	Adrian muck, drained, 0 to 1 percent slopes	1.23	1.9%	144	10	40
Weighted Average				104.1	6.9	32.5

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