

# REAL ESTATE *Listing* PROPERTY FOR SALE

PRETTY PART TIME FARM

*Price: \$8,250/Acre*

## 22.758± ACRES



*Madison County, Indiana*

**PROPERTY DETAILS:**

- 22.758 Acres at Northwest Corner of Anderson at Anderson/Frankton Rd. Adjoining #940 on South
- 15 Acres Cropland and 7 are Nice Rolling Pasture
- 373 ft. of Frontage on Anderson and Frankton Rd.
- Municipal Gas
- Zoned Rural Residential
- Anderson Schools
- Buyer to Receive 2022 Crop Rights
- No improvements, but great potential building site
- 2021 Real Estate Taxes are \$508.32/yr for this property



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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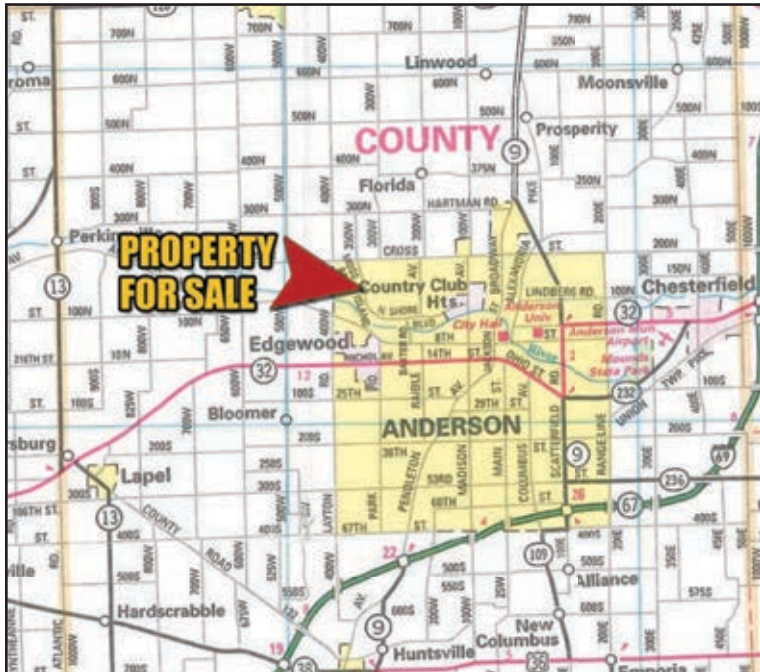
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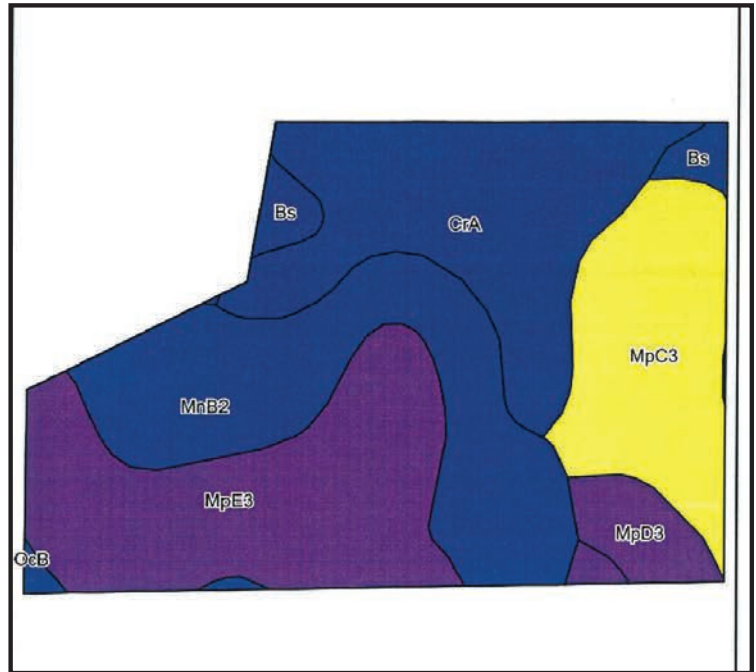
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ACRES

LOCATION MAP



SOIL MAP



Area Symbol: IN095, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Corn	Grass legume hay	Pasture	Soybeans	*n NCCPI Soybeans
MpE3	Miami soils, 18 to 25 percent slopes, severely eroded	6.08	26.8%		Vile	95	3	6	33	48
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	5.68	25.0%		Ile	135	5	9	48	61
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	5.41	23.8%		Ihw	154	5	10	51	69
MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	3.86	17.0%		IVe	125	4	8	44	56
MpD3	Miami soils, 12 to 18 percent slopes, severely eroded	0.91	4.0%		Vle	115	4	7	41	52
Bs	Brookston silty clay loam, 0 to 2 percent slopes	0.63	2.8%		Ihw	173	6	12	51	70
OcB	Ockley silt loam, 2 to 6 percent slopes	0.14	0.6%		Ile	132	5	9	46	66
Weighted Average						127.4	4.3	8.3	43.8	58.5
						*n 37.8				

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