

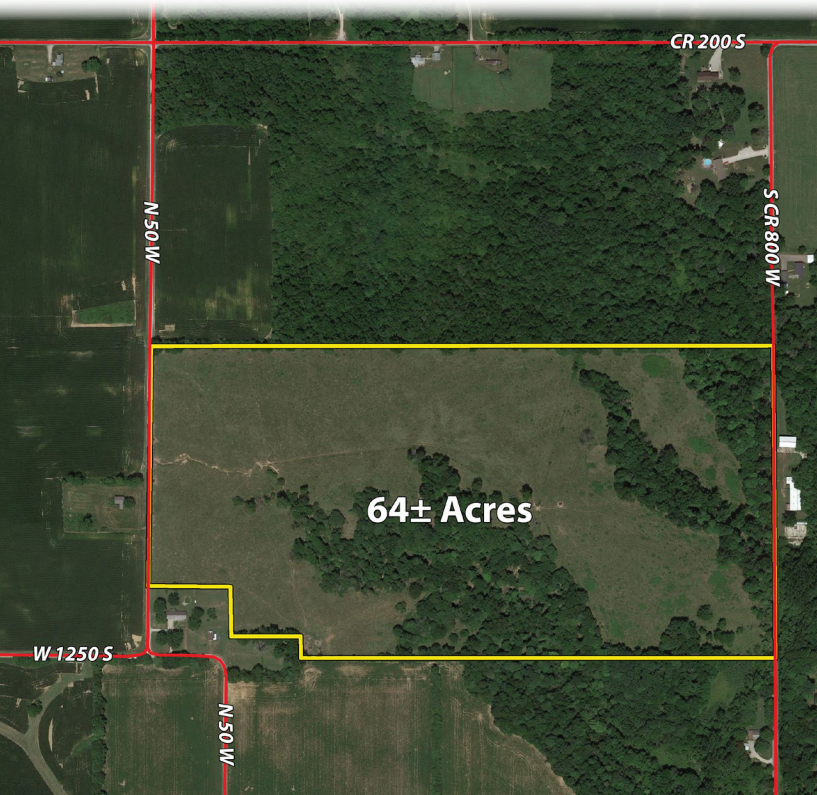
For Sale

LIVESTOCK FARM

64[±] Acres

Carroll County, IN

PRICE PER ACRE: **\$5,500**



Location: CR 50 W & Carroll/Cass Co Line
Property Location: From Lake Cicott on US 24, take CR 800 W, 2 miles south.

Follow the CR 800 W road slight turn.

The farm is 1/4 mile South of CR 200 S on CR 800 W (Meridian), and on the west side of the road.

Or at the intersection of CR 800 W and CR 200 S, take CR 200 S 1/2 mile west to CR 50 W. Then take CR 50 W 1/4 mile south, farm is on the east side of the road.

Real Estate Taxes Payable 2021: \$135.55/6 mo

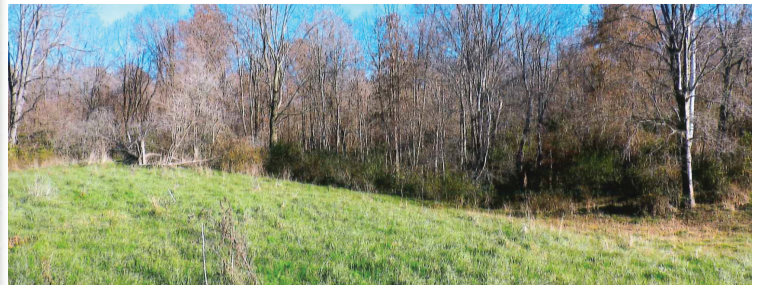
Possession: At closing.

Zoning: Ag

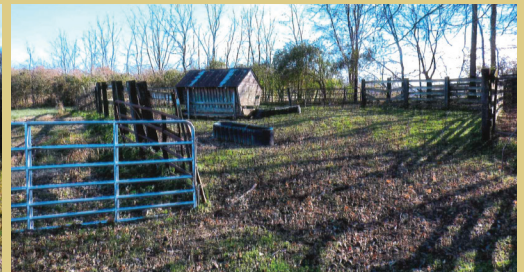
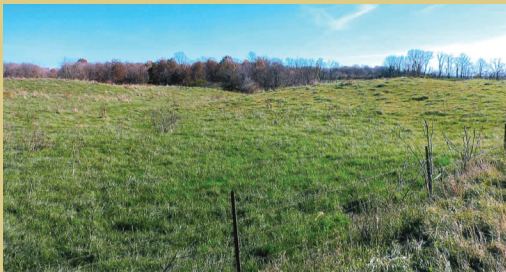
Public Utilities: Electric

Fencing/Improvements: Fence and Cattle Corral

The present owner of this property says he will run 30 cows & calves on this property from Spring until Fall.



For Private Inspection, call Jim Hayworth • 888-808-8680



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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For Sale

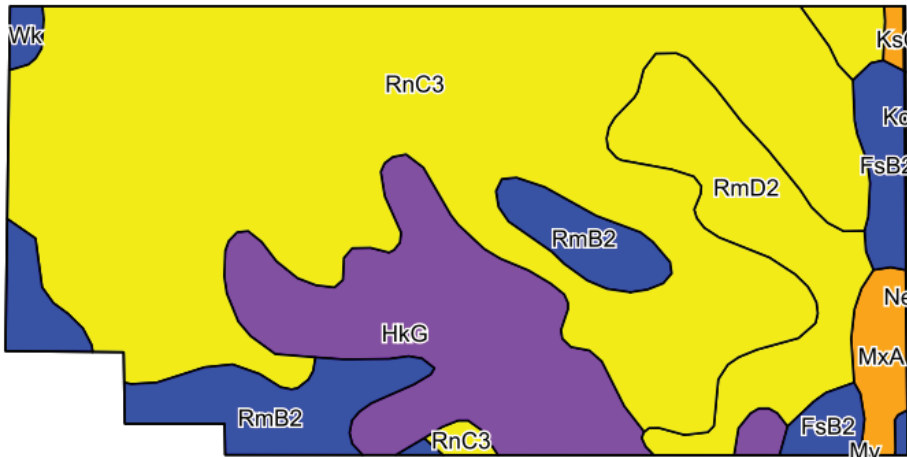
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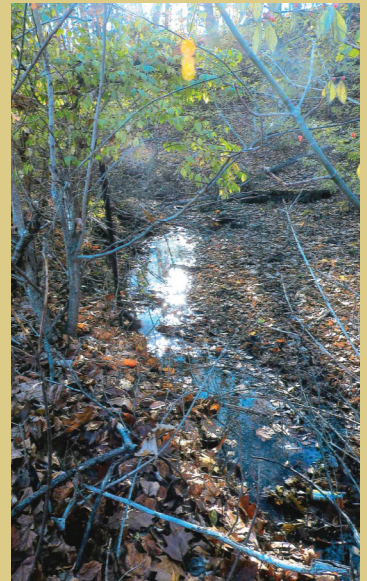
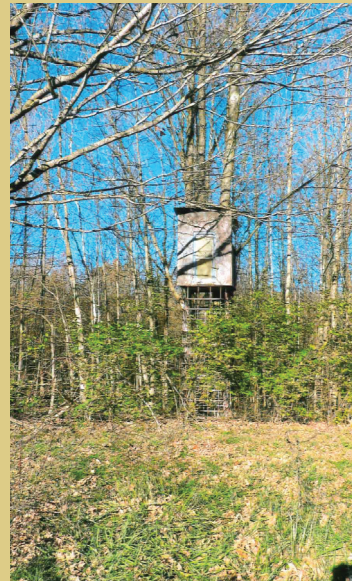
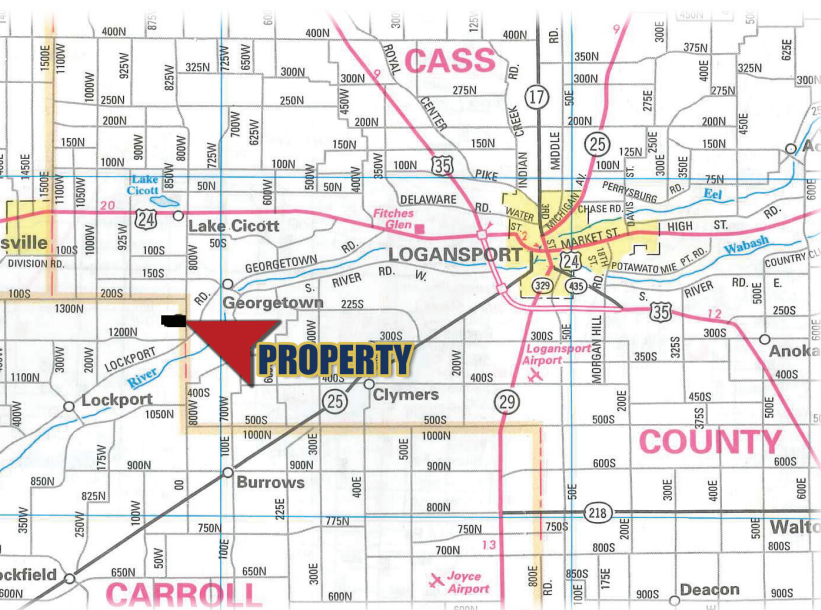


SOIL MAP



Code	Soils	% of Field	Corn	Soybeans	Winter Wheat
RnC3	Riddles-Miami complex, 6-12% slopes, severely eroded	58.1	121	43	58
HkG	Hennepin loam, 25-50% slopes	15.8	14	5	6
RmD2	Riddles-Miami loams, 12-18% slopes, eroded	10.8	111	39	54
RmB2	Riddles-Miami loams, 2-6% slopes, eroded	8.8	127	45	61
FsB2	Fox sandy loam, 2-6% slopes, eroded	3.4	87	31	44
MxA	Mudlavia varient gravelly loam, 0-2% slopes	2.2	106	38	53
Wk	Washtenaw silt loam	0.5	165	49	66
FtC3	Fox gravelly clay loam, 6-15% slopes, severely eroded	0.3	73	25	37
AsB2	Alvin fine sandy loam, 2-8% slopes, eroded	0.1	110	39	55
Weighted Average			102.1	36.2	49

LOCATION MAP



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