

LAND FOR SALE

CLINTON COUNTY, INDIANA - ALL TILLABLE TRANSITIONAL FARMLAND

83[±] TOTAL ACRES

PRICE: \$20,000
(PER SURVEYED ACRE)

Address: 9800 N State RD 39, Rossville, IN 46065

Directions to Property: From the intersection of SR39 & SR26 in Rossville Indiana, travel north on SR39 0.5 miles, this is the farmland on the north side of Rossville, north of funeral home. Secondary access via N Otten RD, north to CR950 N from the west.

Tenant: Owners

Current Lease Terms: NA

Easements or Restrictions: NA

Possession Date: Upon removal of the 2022 crop

Taxes Payable 2021: \$2483.37

Zoning: Agricultural

Oil/Mineral Rights: Transfer to buyer

Fencing: None

FSA Data: 82.95 Tillable Acres

Improvements: None, all tillable farmland.

Soil Types: Miami-Crosby, Camden, Patton, Fincastle-Crosby are predominant across the farm. Surety Index of 141.8 on Corn, Soybeans Surety Index of 46.7

Topography: Flat to gentle roll.

High School: Rossville Consolidated

Elec. Source: Duke Energy

Taxes: Farmland taxes for 2021 are estimated to be \$29.21 per acre.

**Improvements will be removed from surveyed acres.*



Comments: Potential transitional farmland on the north side of Rossville, adjacent to the city limits. Secondary access via State Road 39 and off Otten Road in Rossville. Newer development in Rossville sits adjacent and utilities are all nearby. There will be a new survey required to create split from improvements for residence on north side. Any other parcel will transfer via existing legal description. The total sales price will be adjusted up/down to match acres when survey is completed. No splits on this transfer, you must close on the entire 83± acres.

Owner: Jim/Pam Oliver & Darin/Sheila Oliver

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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 **SCHRADER**
Real Estate and Auction Company, Inc.

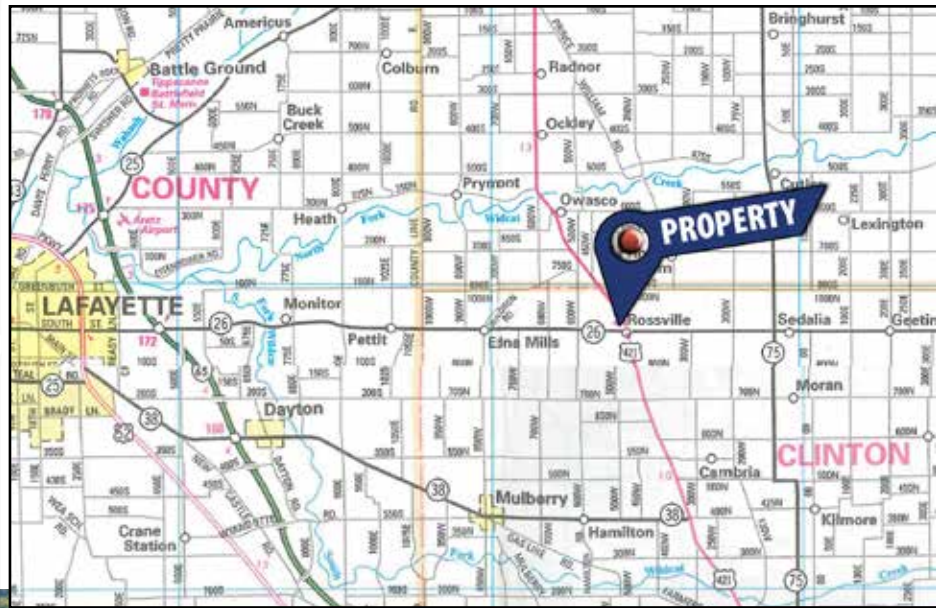
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Listing Agent: TODD FREEMAN
765-414-1863
todd@schraderauction.com

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