

**60±  
ACRES**

**QUALITY CROP LAND**  
**FOR SALE**

**WAYNE CO., IN (JACKSON TWP)**

**LOCATION:** From US Highway 40 in Dublin, turn south on Foundry Rd. Travel ½ mile south to Hunnicut Rd. then right. Continue to the west boundary of the farm with frontage on Golay Rd. (For GPS, near 1955 Golay Rd. Cambridge City, IN 47327)



- **PRICE: \$ 700,000.00**  
OR \$ 11,725 PER ACRE
- **SECTION 29, JACKSON TOWNSHIP: 59.721±**  
**ACRES PER COUNTY GIS**
- **NEARLY ALL FSA CROPLAND ACRES (LESS**  
**ROAD RIGHT-OF-WAY)**
- **QUALITY SOIL MIX FEATURING CROSBY &**  
**LOSANTVILLE LOAMS**
- **ROAD FRONTAGE ON (3) ROADS**  
**(HUNNICUT, GOLAY, & FOUNDARY)**
- **2023 CROP RIGHTS TO THE BUYER**  
**(POTENTIAL SELLER LEASEBACK)**
- **ADJACENT TO THE TOWN OF DUBLIN, IN**
- **LOCATED IN A TOP AGRICULTURAL AREA**
- **TAXES: APPROXIMATELY \$20.00 / ACRE /**  
**ANNUALLY**
- **TOPOGRAPHY: LEVEL TO GENTLY ROLLING**

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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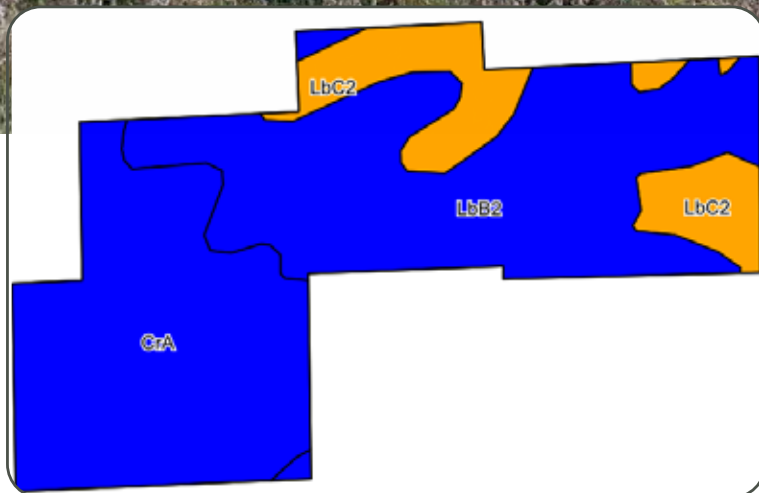
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# 60± ACRES

# QUALITY CROP LAND FOR SALE

## WAYNE CO., IN (JACKSON TWP)



Area Symbol: IN177, Soil Area Version: 23													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass alfalfa hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu
LbB2	Losantville silt loam, 2 to 6 percent slopes, eroded	27.36	45.9%		Ile	121	4			8	43		54
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	23.56	39.6%		Ilw	123	5	59	3	1	41	6	49
LbC2	Losantville silt loam, 6 to 12 percent slopes, eroded	8.65	14.5%		Ille	111	4			8	39		50
Weighted Average					2.15	120.3	4.4	23.3	1.2	5.2	41.6	2.4	51.4

Soils data provided by USDA and NRCS.

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