



152.74[±]
Acres

LAND
For Sale

TOTAL PRICE: \$1,500,000

- Located between Walton & Galveston, IN; Just East of US 35
- 152.74± Acres – Section 21, Jackson Township, Cass County, IN
- Some Excellent Quality Soils
- Frontage on S Lincoln Pike
- Frontage on Deer Creek
- Recreation Possibilities

FSA Info: Farm 4759

Farmland: 147.46 Acres
 Cropland: 119.03 Acres
 DCP Cropland: 123.33 Acres
 Corn Base 34.73 Acres
 PLC Yield: 176 Bushel
 Soybean Base: 75.6 Acres
 PLC Yield: 50 Bushel

CRP Program

CP 33 – 11.1 Acres
 @ 194/Acre
 Expires 9-30-30

Real Estate Taxes

\$3921.53/Year



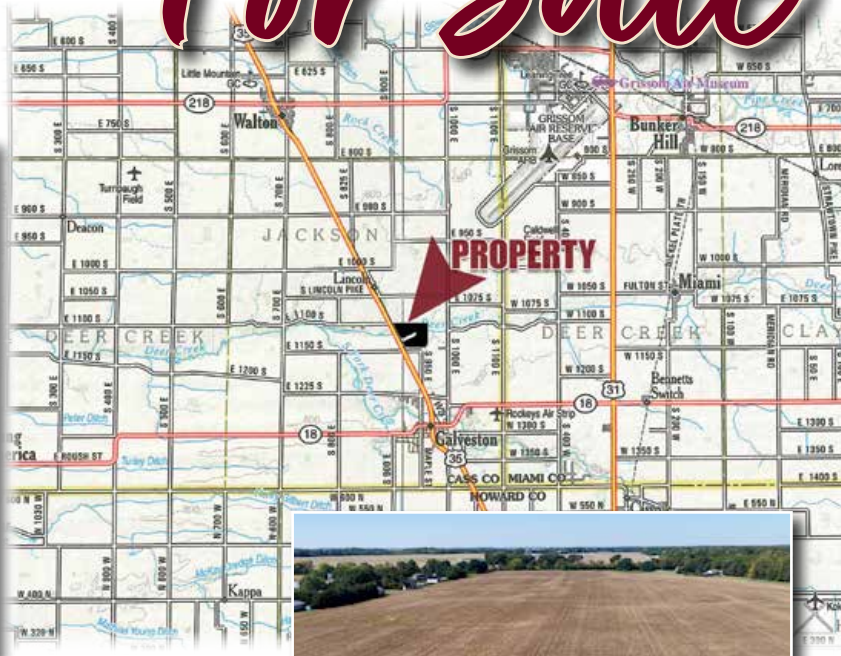
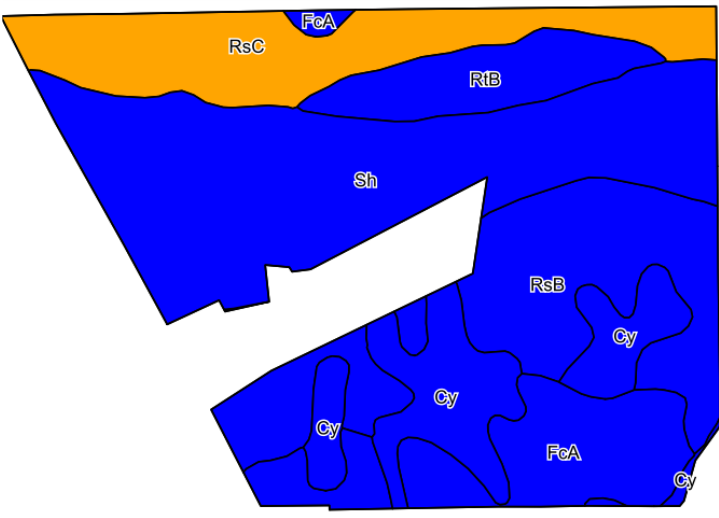
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ESHelman - JH/TF02C

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Area Symbol: IN017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Sh	Shoals silty clay loam, 0 to 2 percent slopes, frequently flooded	48.87	32.8%		Ilw	131	4	9		43		
RxB	Riddles silt loam, 2 to 6 percent slopes	30.17	20.3%		Ile	140	5		10	49	71	
RsC	Riddles silt loam, 6 to 12 percent slopes	23.05	15.5%		Ille	135	5		9	47	68	
FoA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	18.55	12.5%		Ilw	168	5		11	62	65	
Cy	Cyclone silt loam, 0 to 2 percent slopes	17.89	12.0%		Ilw	185	6		13	65	75	
RtB	Rush silt loam, 2 to 6 percent slopes	10.29	6.9%		Ile	155	5		10	54	78	
Weighted Average						2.15	146.2	4.8	3	7	50.6	47.4

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