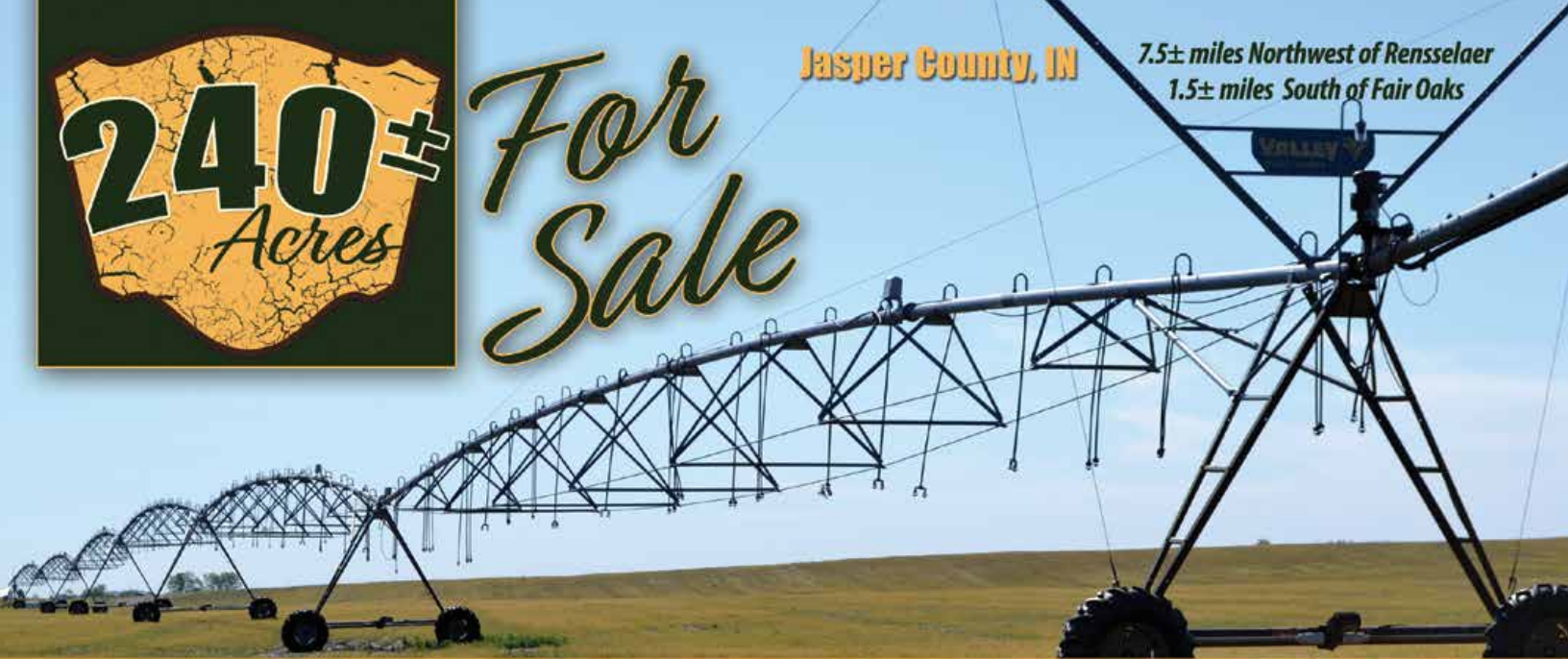


240±
Acres

For Sale

Jasper County, IN

7.5± miles Northwest of Rensselaer
1.5± miles South of Fair Oaks



IRRIGATED CROP FARM

• \$12,500/Acre •



**240 cropland acres per FSA.
Irrigation and one large field.**

Directions to Property: From northwest of Rensselaer at the I-65 & SR 14 interchange, (Exit 220), go east on SR 14 ¾ mile to CR 1100 W. Then north on 1100 W for 2 ¼ miles to the property on the east side of the road. The farm also has frontage on CR 200 N & CR 1000 W.

This property is nearly all tillable with productive soils and two Valley 8000 Series 6 tower pivots. There is one large field and excellent road frontage on 3 roads. Also, don't overlook the benefits of hog manure being applied to the farm and potential tax benefits to a buyer.

Property being sold subject to Easement Deed dated 12/21/92 to owner of neighboring hog farm for application of hog manure generated by the swine confined feeding operation on the neighboring property to the listing property. Also being sold subject to Easement Deed dated 12/21/92 for owner of neighboring 80± acres right to install drainage tile across listing property for the benefit of the 80± acres.

FSA INFO:

Cropland: 240 Acres **Corn Base Acres: 232.4**
PLC Yield: 122

See Listing Agents for additional FSA Information!

- **RE Tax: 2025 Payable 2026**
\$2,069.86/year
- **Conservancy Assessments:** \$45.86
- **Terms** - Cash
- **Zoning** - A1 Conservation Agricultural
- **Possession** - At closing subject to rights of Seller/Tenant to the 2026 crop farming rights.
- **Improvements** - Two Valley 8000 Series 6 tower Irrigation Pivots



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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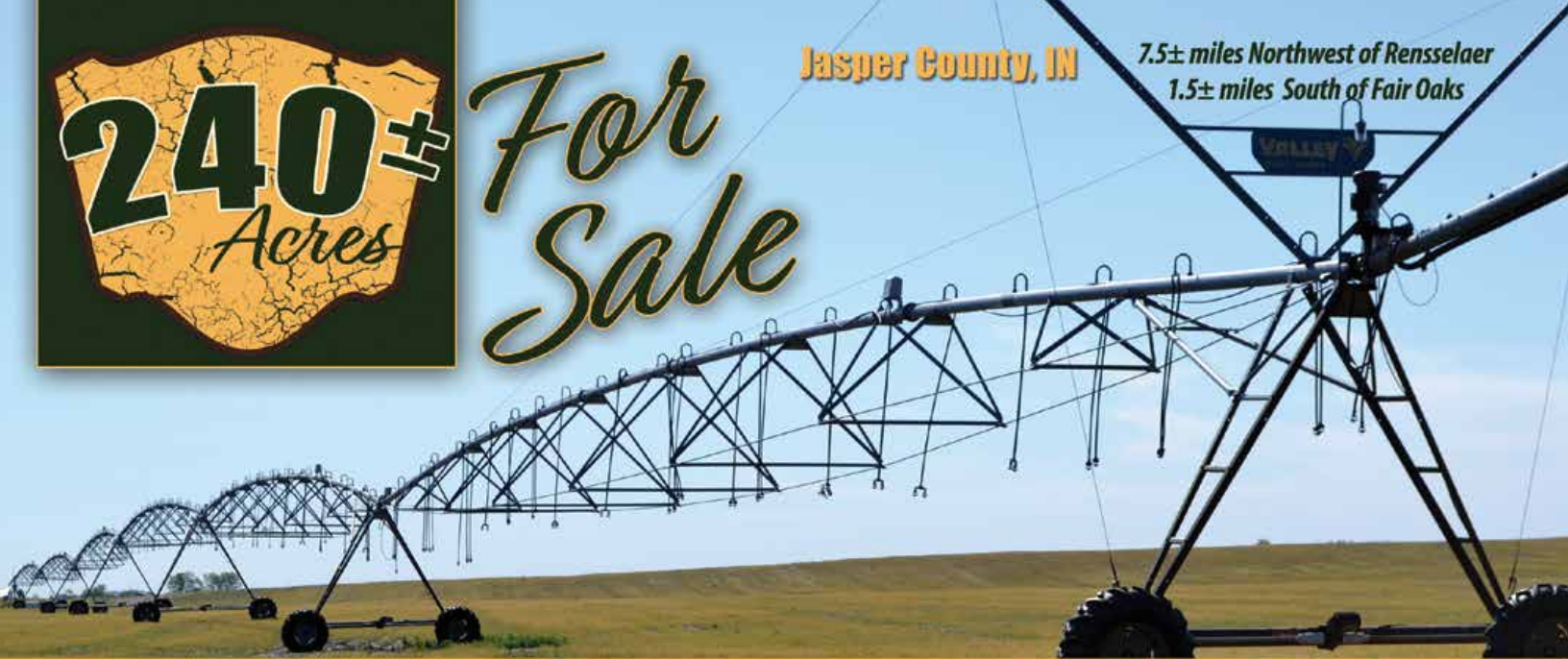
LISTING AGENTS:
Matt Wiseman • 219-689-4373
Jim Hayworth • 765-427-1913

240±
Acres

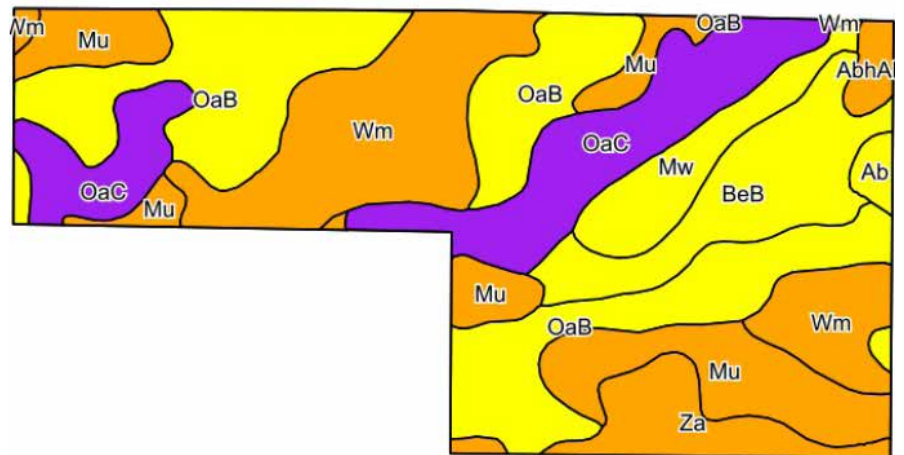
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