

79[±] Acres

• \$12,500/Acre

• 57.5 Tillable Cropland Acres

• Woods for Hunting

• 1031 Exchange Opportunity

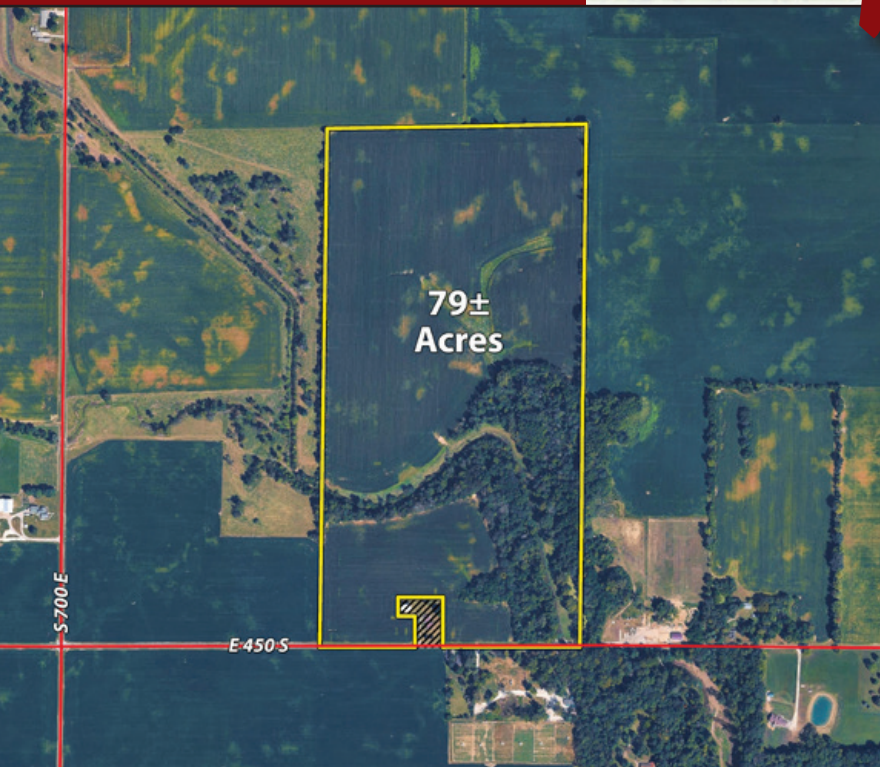
Real Estate Taxes: \$2,001.92/year

Ditch Taxes: \$394.84/year

Madison Twp • Tipton County, IN



For Sale



Property Location: From the intersection of SR 13/ SR 28 in Elwood, go West on SR 28 approx. 2 miles to CR 700 E. in Tipton County. Turn South on 700 E. and go 2.5 miles to CR 450 S. Turn left (East) and go approx. 1/4 mile to the property. **Approx. address would be 7250 E. 450 S., Elwood, IN 46036.**



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.

HOLDER - RW81T

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LISTING AGENT:
Rick Williams • 765-639-2394
rick@schraderauction.com

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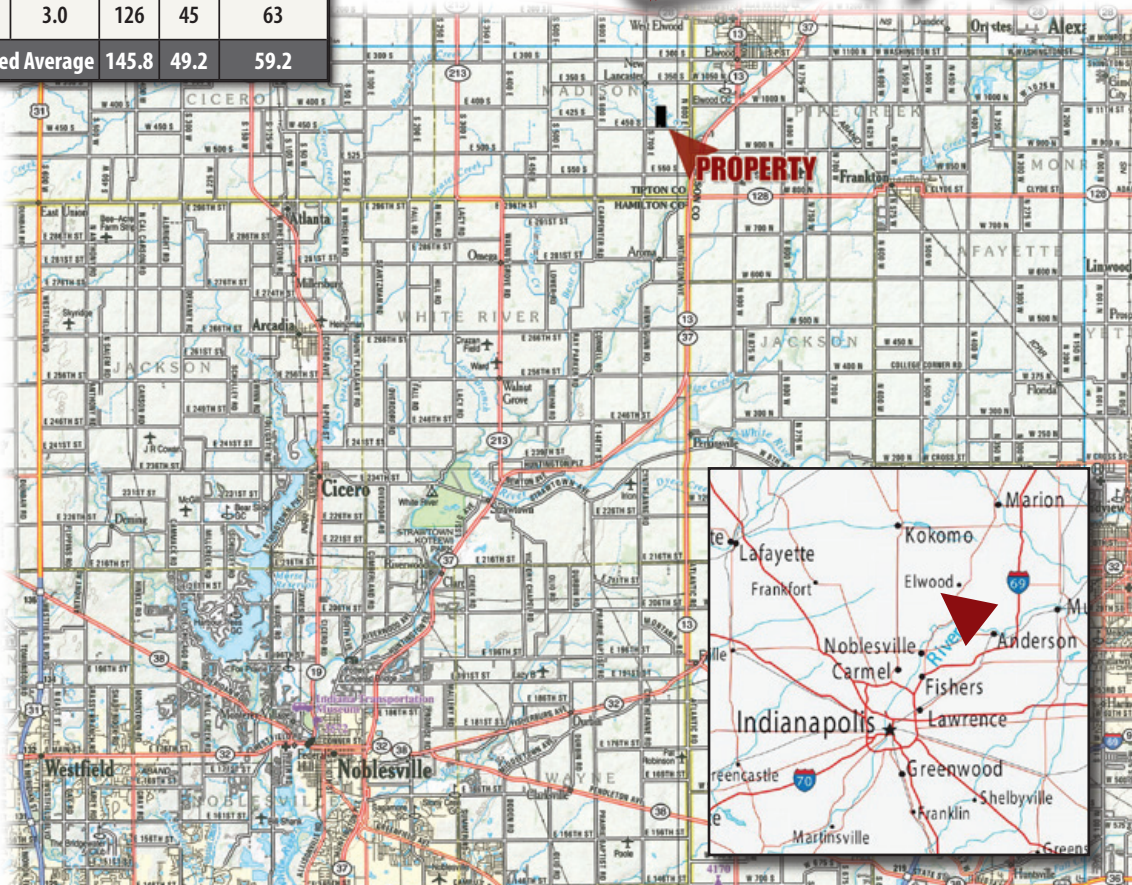
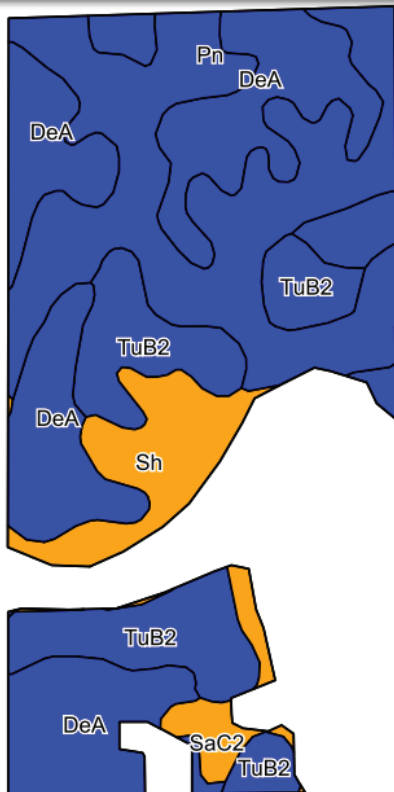
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Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
DeA	Del Ray, sandy substratum-Crosby silt loams, 0-2% slopes	22.15	37.2	127	42	57
Pn	Patton silty clay loam, Tipton Till Plain, 0-2% slopes	19.23	32.4	173	61	58
TuB2	Tuscola, till substratum-Strawn complex, 1-6% slopes, eroded	11.21	18.9	135	47	64
Sh	Sloan silt loam, sandy substratum, occasionally flooded	5.05	8.5	155	42	62
SaC2	Sisson-Strawn complex, 6-12% slopes, eroded	1.76	3.0	126	45	63
Weighted Average				145.8	49.2	59.2



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