

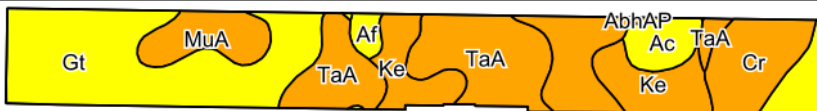
NEWTON COUNTY, IN
7± miles Northeast of Morocco

85.3± Acres FOR SALE

*Productive soils with 77.75 cropland acres per FSA.
Frontage on SR 14, Meridian Road and CR 100 E.*

LIST PRICE: \$13,000.00/Acre

DIRECTIONS: From 4 miles north of Morocco at the intersection of US 41 and SR 14 (Enos), go east on SR 14 for 3 miles to the property on the north side of SR 14. This tract has frontage on SR 14, Meridian Road and CR 100 E.



Possession: At closing subject to rights of tenant to the 2026 crop.

Real Estate Taxes: 2025 payable 2026 - \$1,947.68

Drainage Assessments: \$406.12

Zoning: RDD - Rural Development District

FSA Information

Cropland: 77.75 Acres

Corn Base Acres: 59.52 **PLC Yield:** 124

Soybeans Base Acres: 16.43 **PLC Yield:** 41

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. CHRISTENSON - JHMWW12N

Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
Gt	Granby loamy fine sand, 0-2% slopes	29.41	34.4	133	36	53
TaA	Tedrow loamy fine sand, 0-2% slopes	18.71	21.8	95	27	42
Cr	Conrad loamy fine sand	15.15	17.7	125	28	50
Ke	Kentland mucky fine sand	11.16	13.0	135	28	54
MuA	Morocco loamy sand, 0-2% slopes	6.03	7.0	102	36	3
Ac	Ackerman-Martisco variant complex, drained	3.71	4.3	126	28	50
Af	Adrian variant muck, drained	1.34	1.6	145	35	58
AbhAP	Adrian muck, drained, prairie peninsula, 0-1% slopes	0.14	0.2	144	40	58
Weighted Average				121.3	31.2	46.6



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