

• Fulton County • Rochester, Indiana

Farmland 52[±] acres For Sale



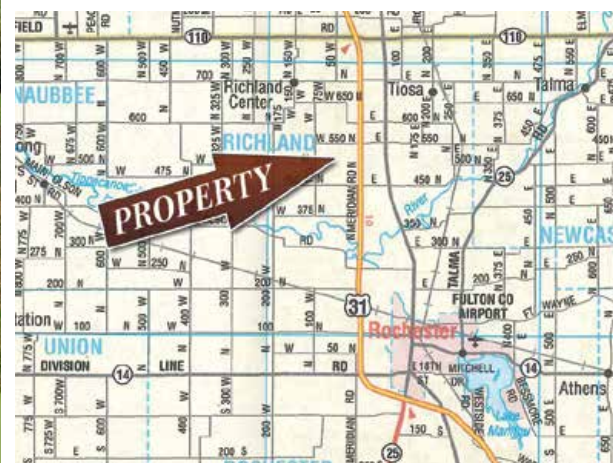
Property Location: From the intersection of SR 25 & US 31 at Rochester, IN, take US 31 approximately 5½ miles north to CR 450 N, then head west to the property. Follow CR 50 W north ½ mile.

- Fenced pastureland with exterior & interior fence
- 5,040 sq. ft. Home
- 4 Car Garage (40'x60')
- 100'x60' Building with 32'x60 shop
- 100'x60' Building with 8'x32' insulated heated office
- 42'x72' Building with 16'x72' lean to
- 40'x80' Building

FSA Information:
46.69 Acres tillable



**LISTING
PRICE:
\$1,500,000**



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

ELKHART CO GRAVEL - AS/JH01F

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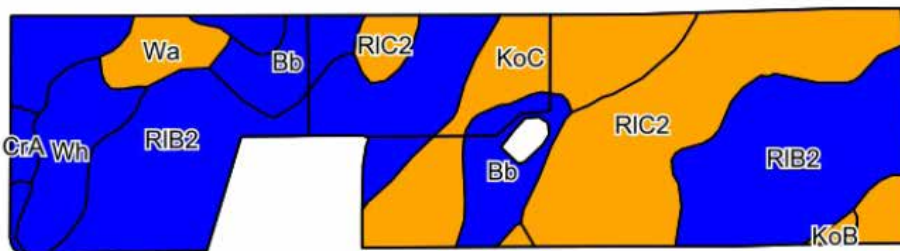
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Area Symbol: IN049, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Corn Bu	Soybeans	Winter wheat Bu
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	20.18	42.8%		141	49	58
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	11.16	23.6%		113	40	57
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	6.25	13.2%		82	29	41
Bb	Barry loam	4.35	9.2%		175	49	70
Wh	Washtenaw silt loam	2.92	6.2%		145	35	58
Wa	Walkill silt loam, 0 to 2 percent slopes	1.56	3.3%		142	49	3
CrA	Crosier loam, 0 to 2 percent slopes	0.47	1.0%		154	50	69
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	0.34	0.7%		91	32	45
Weighted Average					129.8	43.2	54.8



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