

# FOR SALE

PERU TWP • MIAMI COUNTY

# 69<sup>±</sup> ACRES

**Rural Home  
Farmland**

**Recreation  
Hunting**

**HOME & BUILDINGS ON 3<sup>±</sup> ACRES**

**3519 W 100 N • Peru, IN 46971**



*1.5 story frame home, 2,688 sq ft*

*Upper Floor: Family Room, 1 Bedroom,  
1 Bath, Balcony*

*Main Floor: Dining Room, Library, Kitchen,  
Pantry, 2 bedrooms, 1 bath, Laundry Room*

*24' x 36' Barn with a 12' x 36' Lean-to*

*45' x 64' Pole Barn*



**35<sup>±</sup> Tillable • 30<sup>±</sup> Woods & Pasture • 3<sup>±</sup> Acre Farmstead**

*Larry Jordan*  
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# 69<sup>+/-</sup> ACRES

## Rural Home, Farmland, Recreation & Hunting

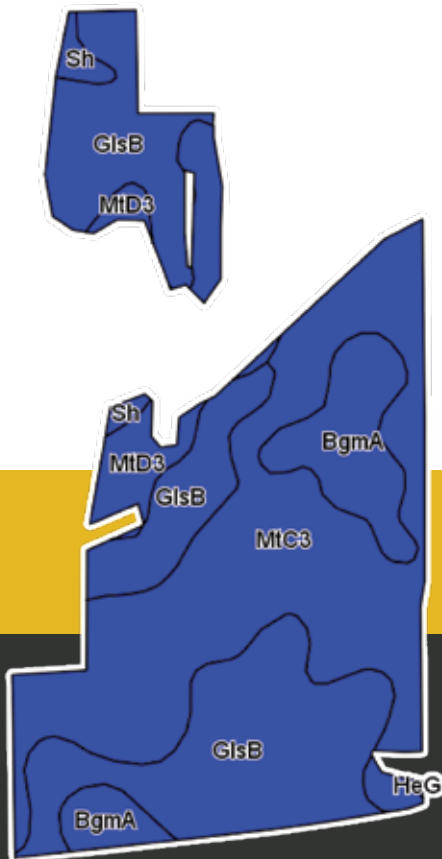
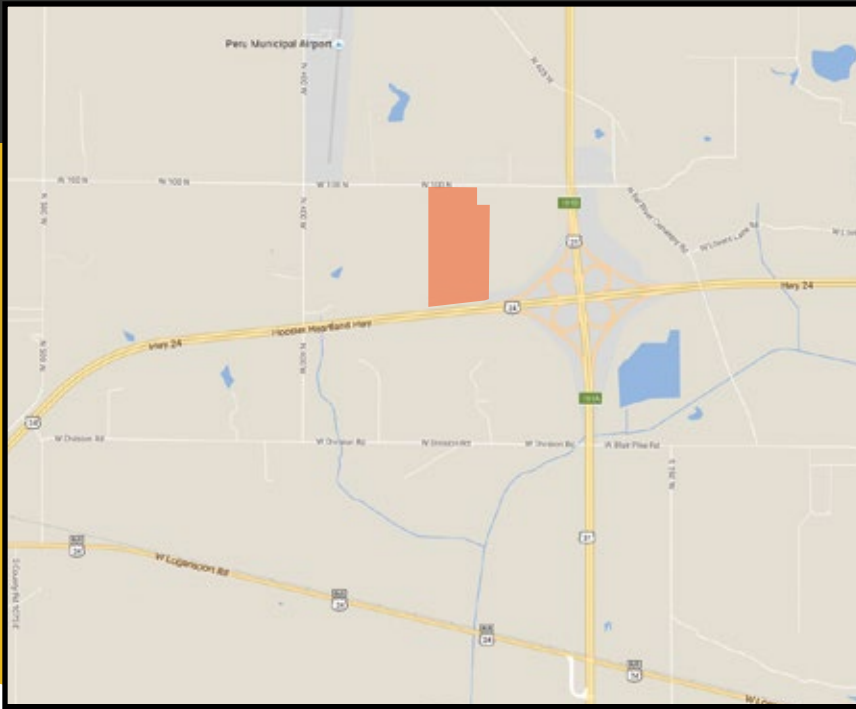
**Location:** 3 miles northwest of Peru, IN

**Zoning:** Agricultural

**Topography:** Level to Gently Rolling

**School District:** Peru Community Schools

**Annual Taxes:** \$1,496.56



## Soils Information

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	17.91	105	37
GlsB	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	16.35	132	46
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.55	141	45
MtD3	Morley silty clay loam, 12 to 25 percent slopes, severely eroded	2.83	75	26
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	0.59	131	38
Weighted Average		117.7	40.6	

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