

# PROPERTY FOR SALE

**PRODUCTIVE FARMLAND • WOODS • SCENIC AREA**  
**EXCELLENT RECREATIONAL PROPERTY**

## PROPERTY INFORMATION

LOCATION: 4 MILES SOUTH OF RICHMOND, IN

ADDRESS: 3916 ABINGTON PIKE, RICHMOND, IN

ZONING: AGRICULTURAL

TOPOGRAPHY: GENTLY ROLLING

SCHOOL DISTRICT: RICHMOND COMMUNITY SCHOOLS

ANNUAL TAXES: \$3,071.84



# 98.5<sup>+/-</sup> ACRES

66.04<sup>+/-</sup> TILLABLE WITH  
8.1<sup>+/-</sup> CRP ACRES

18<sup>+/-</sup> WOODED

9.5<sup>+/-</sup> WOODS/PASTURE

5<sup>+/-</sup> ACRE BUILDING SITE

CRAIG SPRINGMIER  
EATON, OH  
937-533-7126  
CRAIGS@HALDERMAN.COM

RUSTY HARMEYER  
RICHMOND, IN  
765-561-1671  
RUSTYH@HALDERMAN.COM

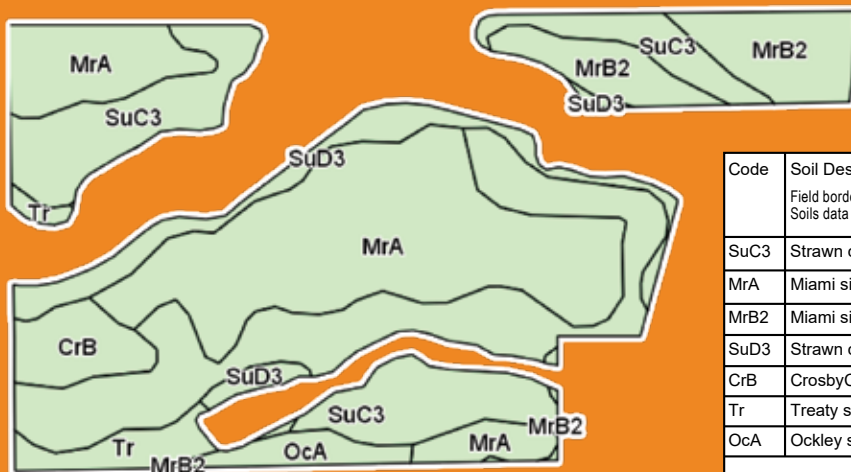
**HALDERMAN**  
REAL ESTATE  
SERVICES  
HLS# CLS-11867 (16)  
800.424.2324 | [www.halderman.com](http://www.halderman.com)





**48' X 82' POLE BUILDING,  
CONCRETE FLOOR,  
ELECTRIC, WELL**

**24' X 54' FLAT BARN**



# SOILS

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.				
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	25.22	121	43
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	23.64	131	45
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	6.52	126	45
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	5.07	106	38
CrB	CrosbyCelina silt loams, 1 to 4 percent slopes	2.72	132	45
Tr	Treaty silty clay loam, 0 to 1 percent slopes	2.26	173	51
OcA	Ockley silt loam, 0 to 2 percent slopes	1.60	106	38
<b>Weighted Average</b>			<b>125.7</b>	<b>43.8</b>