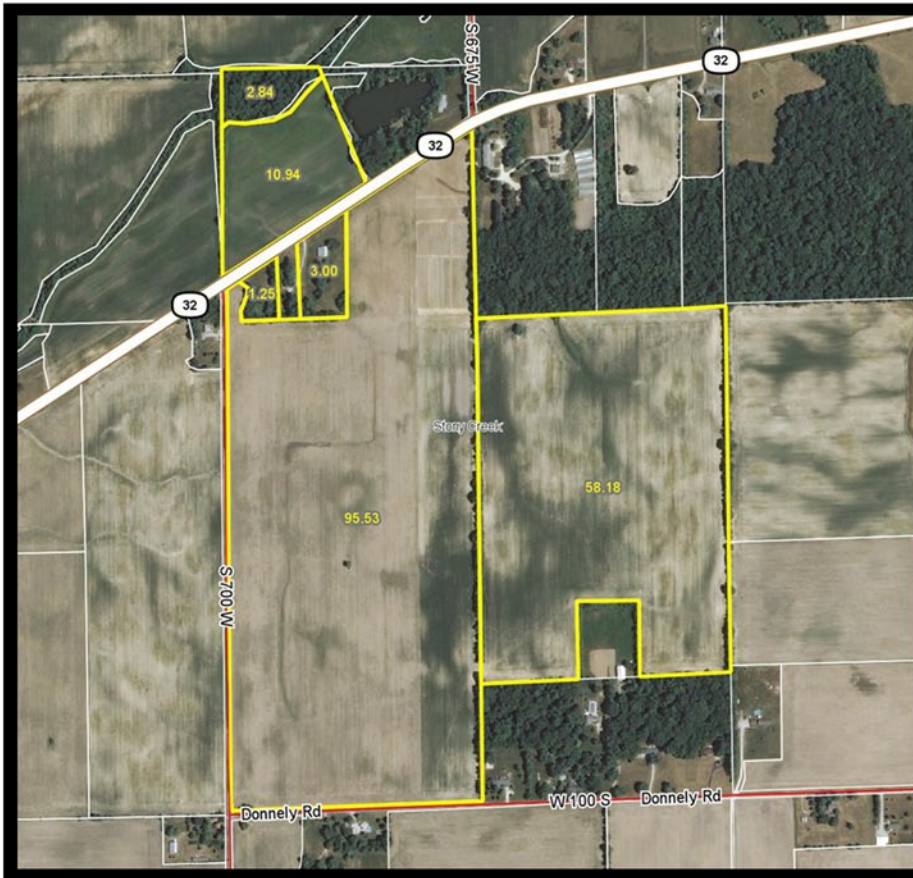


Prime Farmland with Good Road Frontage



**2.5 Miles East of Lapel on the
South and North sides of SR 32**

Information & Terms:

Total Acres:	171.73 Acres	County:	Madison
Tillable:	164.65 Acres	Twp:	Stony Creek
Brief Legal:	W1/2 13-19N-6E	Schools:	Frankton-Lapel
	48-10-13-300-006.000-031	Zoning:	Agriculture
Parcel #s:	48-10-13-300-007.000-031	RE Tax:	\$7,834.00 (est.)
	48-10-13-200-002.000-031	BAC:	1% Co-Broker
Possession:	At Closing, S/T Tenant's	Lease:	Under Lease
	Crop Rights for 2016		for 2016

Excellent Farmland located between Lapel and Anderson. This farm has productive soils and 5,600 feet of county road and highway frontage. This is a very desirable farm with the majority of the land being in nice large fields. Includes 2.8 Wooded Acres and 4.25 Non-Tillable Acres along SR 32 that include a 45'x52' Barn. Overall, a Great Property for an Expanding Farmer or Farmland Investor.

Visit www.halderman.com for Virtual Tour & More Photos

* See Reverse Side for More Information

Price Reduced

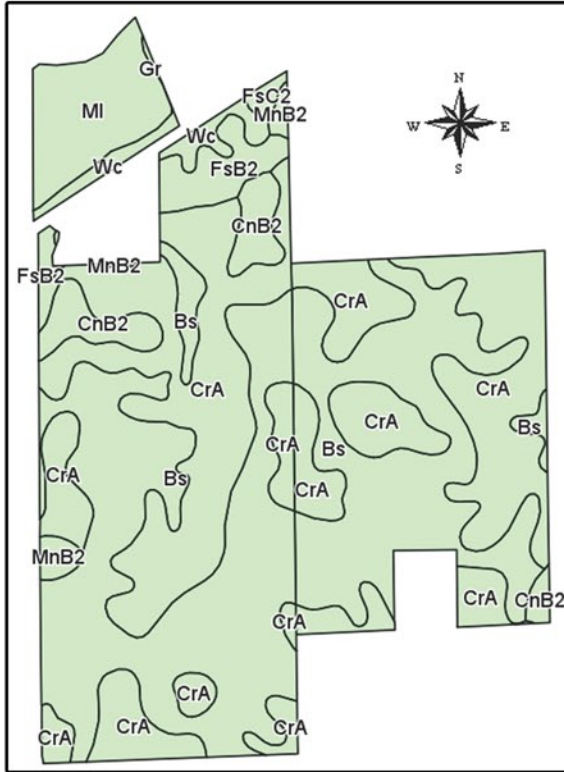
\$1,544,711



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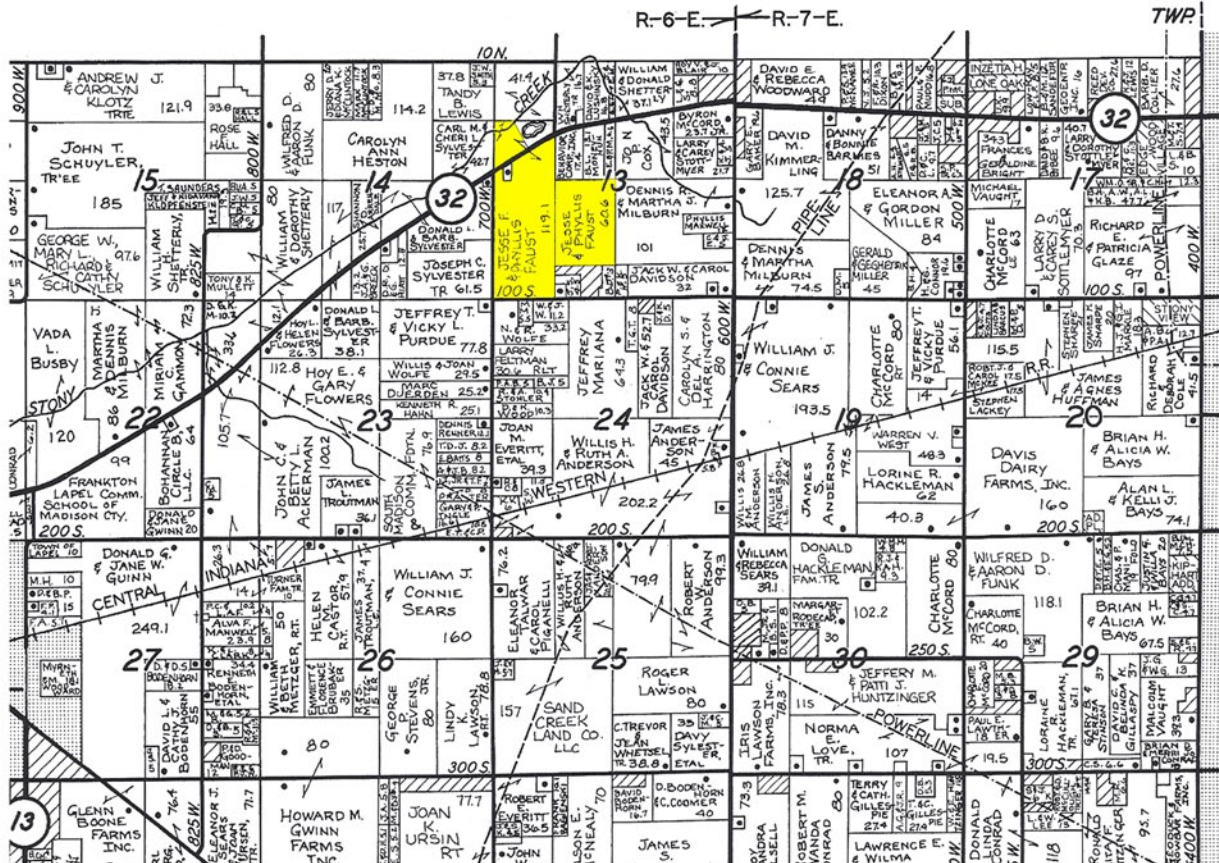
Additional Property Information & Maps

Soils Map & Productivity Info:



Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
Bs	Brookston silty clay loam, 0 to 2 percent slopes	71.25	43.3%	173	51	70
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	67.83	41.2%	151	50	68
MI	Mahalaesville silty clay loam	9.53	5.8%	185	53	74
CnB2	Celina silt loam, 2 to 6 percent slopes, moderately eroded	6.08	3.7%	112	40	50
FsB2	Fox silt loam, till substratum, 2 to 6 percent slopes, moderately eroded	4.21	2.6%	126	44	63
Wc	Washtenaw complex	3.51	2.1%	165	49	66
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	1.53	0.9%	135	48	61
FsC2	Fox silt loam, till substratum, 6 to 12 percent slopes, moderately eroded	0.60	0.4%	130	46	65
Gr	Gravel pits	0.11	0.1%			
Soils data provided by USDA and NRCS.				Weighted Average	160.4	50 68.3

Plat Map:



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