

FOR SALE: FANTASTIC **WOODED PROPERTY**

10.14^{+/-} ACRES
WASHINGTON TOWNSHIP – HAMILTON COUNTY

SPECTACULAR WOODED LOT AVAILABLE FOR BUILDING YOUR DREAM HOME, DEVELOPING AND SUBDIVIDING, or RECREATION/HUNTING

ADDRESS: 0 W. 156th Street, Zionsville, IN 46077. Near Zionsville, Westfield, Carmel, and Indy.

GEN. LOCATION: 2 Miles South of Jolietville on the South Side of 156th Street and 0.25 miles East of the Hamilton-Boone Co. Line Rd.

PROPERTY DETAILS: Total Acres 10.14^{+/-} - All Wooded

ZONING: G-SF1: Agriculture / Single-Family Rural District

TAXES: \$5 Annually (Property is Currently in INDNR Forest Reserve Program to Reduce Taxes, but Is Easily Removed from Program to Build or Develop)

SCHOOLS: Westfield Washington Schools

POSSESSION: Available at closing

UTILITIES: Electric



ASKING PRICE:
\$250,000 or \$24,655/Acre

HALDERMAN
REAL ESTATE
HALDERMAN FARM
MANAGEMENT SERVICES
Halderman Can Help™

**INTERESTED IN MORE INFORMATION
OR MAKING AN OFFER?**

CONTACT US TODAY!

Jim Clark & Sam Clark

Halderman Real Estate Services, Inc.

P.O. Box 661, Frankfort, IN 46041

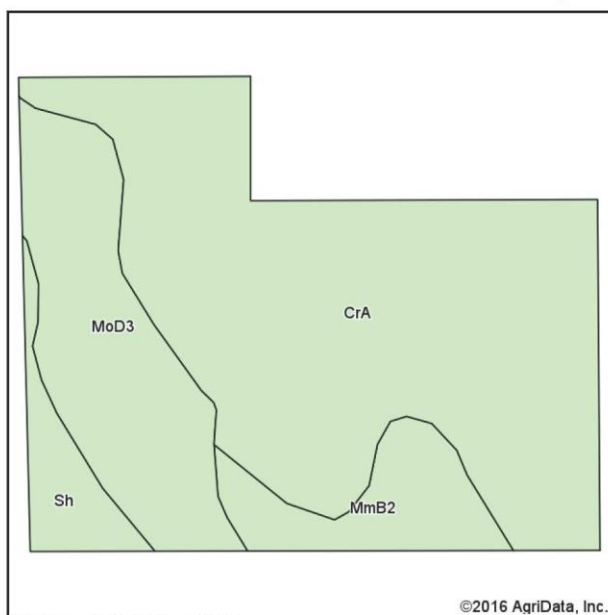
(765) 659-4841 ♦ Cell: (317) 442-0251

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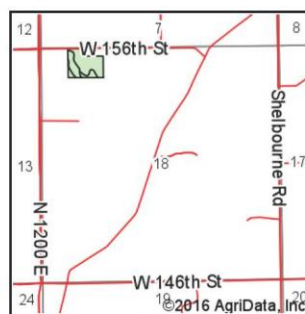
MAPS :



Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Hamilton**
 Location: **18-18N-3E**
 Township: **Washington**
 Acres: **10.14**
 Date: **6/15/2016**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN057, Soil Area Version: 16										
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	6.45	63.6%	Ilw	154		5	10	51	69
MoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	2.19	21.6%	Vle	110		4	7	39	50
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.94	9.3%	Ile	142		5	9	49	63
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.56	5.5%	Ilw	125				43	1
Weighted Average					141.8		4.5	8.7	47.8	60.6