

FOR SALE: GOOD FARMLAND WITH GREAT LOCATION

**202^{+/-} ACRES
WASHINGTON TOWNSHIP – CLINTON COUNTY**

**PRODUCTIVE SOILS & GREAT LOCATION WITH OVER 7,550 ft. OF
STATE HWY. & CO. ROAD FRONTAGE NEAR JEFFERSON, IN**

LOCATION: On the north and west sides of Jefferson. Specifically, on the north side of SR 28, west side of CR 450 West, and the north and south sides of the Mulberry-Jefferson Rd.

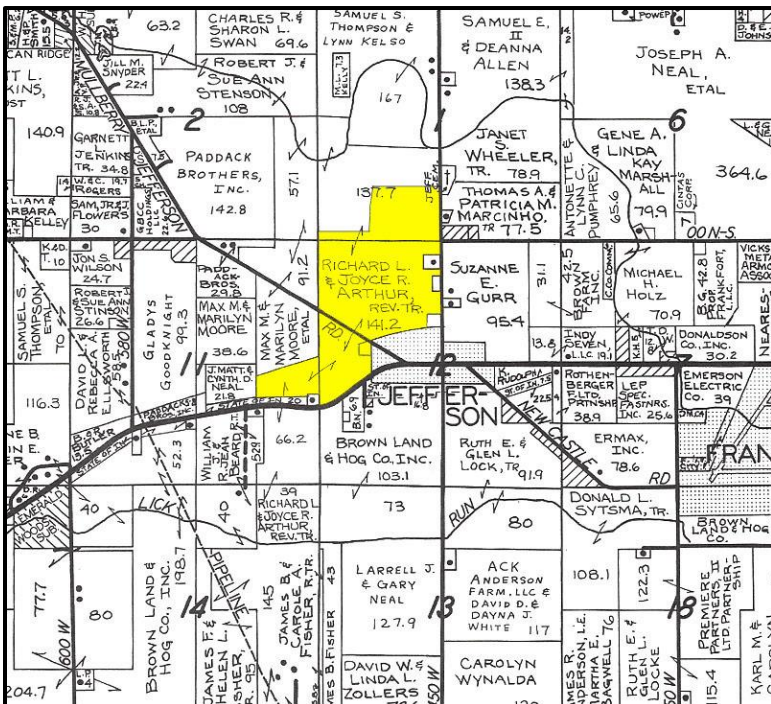
PROPERTY DETAILS: Total Acres 202^{+/-}: Tillable 193.3^{+/-}, Woods 3.6^{+/-}, & Abandoned Railway 4.6^{+/-}

ZONING: Approx. 64 acres A-1 Agricultural & Approx. 138 acres R-2 Residential

TAXES: 2015 payable 2016 Real Estate Taxes are TBD and
2016 Ditch Assessment is TBD

LEASE STATUS: Leased for 2016

POSSESSION: Available at closing subject to tenant's rights to 2016 farm lease



ASKING PRICE:
\$1,717,000 or \$8,500/Acre

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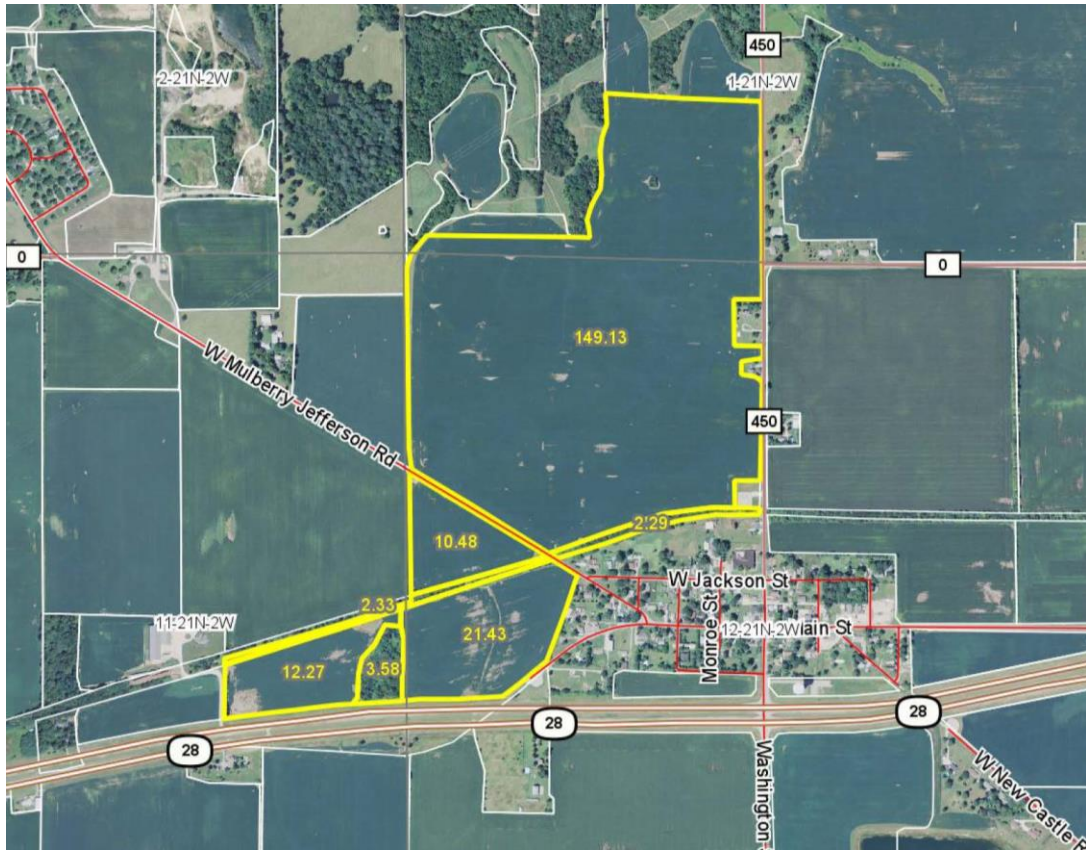
**INTERESTED IN MORE INFORMATION
OR MAKING AN OFFER?**

CONTACT US TODAY!

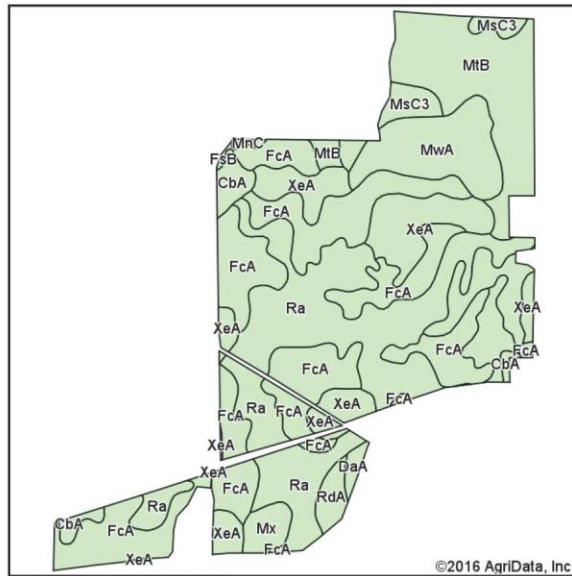
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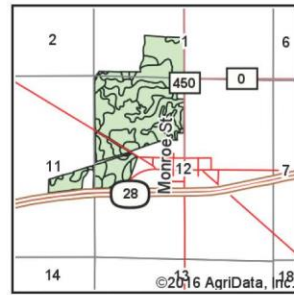
MAPS :



Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Clinton**
Location: **12-21N-2W**
Township: **Washington**
Acres: **193.31**
Date: **2/29/2016**



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Maps Provided By:



surety®
CUSTOMIZED ONLINE MAPPING



Area Symbol: IN023, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	58.77	30.4%	IIw	168	5	11	54	74	
Ra	Ragsdale silt loam	51.79	26.8%	IIw	190	6	13	54	76	
MTB	Miami-Crosby silt loams, 2 to 6 percent slopes	31.08	16.1%	IIe	147	5	9	50	65	
XeA	Xenia silt loam, 0 to 2 percent slopes	21.49	11.1%	IIw	154	5	9	54	66	
MwA	Miami-Martinsville silt loams, 0 to 2 percent slopes	14.12	7.3%	I	127	4	9	44	84	
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	4.92	2.5%	IVe	121	4	8	41	54	
CbA	Camden variant silt loam, 0 to 2 percent slopes	3.95	2.0%	I	155	5	10	54	78	
Mx	Milford silty clay loam	3.08	1.6%	IIw	160	5	11	44	84	
RdA	Raub silt loam, 0 to 2 percent slopes	2.51	1.3%	IIw	164	6	11	51	74	
DaA	Dana silt loam, 0 to 2 percent slopes	1.05	0.5%	I	155	5	10	51	66	
MnC	Miami silt loam, 6 to 12 percent slopes	0.37	0.2%	IIIe	135	5	9	47	61	
FsB	Fox silt loam, 2 to 6 percent slopes	0.20	0.1%	IIe	100	3	7	35	50	
Weighted Average					164.1	5.2	10.7	52	71.1	