

PRODUCTIVE FARMLAND FOR SALE

**127.8^{+/-} ACRES
JACKSON TOWNSHIP – CLINTON COUNTY**

**EXCELLENT & PRODUCTIVE
FARMLAND IN JACKSON TOWNSHIP**

LOCATION: 3 Miles Southeast of Frankfort on North side of CR 350 South & 0.25 Miles East of CR 300 East

PROPERTY DETAILS: Total Acres 127.8^{+/-}, Tillable 115.6^{+/-}, Abandoned Railway 6.4^{+/-}, Woods 3.2^{+/-}, Old Homesite 1.1^{+/-}

ZONING: Agricultural

TAXES: 2015 payable 2016 Real Estate Taxes are \$3,754.00 (estimated) and 2016 Ditch Assessment is \$383.40 (estimated)

LEASE STATUS: Leased for 2016

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



ASKING PRICE:
\$1,118,250 or \$8,750/Acre

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REAL ESTATE
HALDERMAN SERVICES
FARM MANAGEMENT Halderman Can Help™

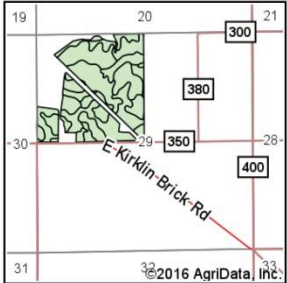
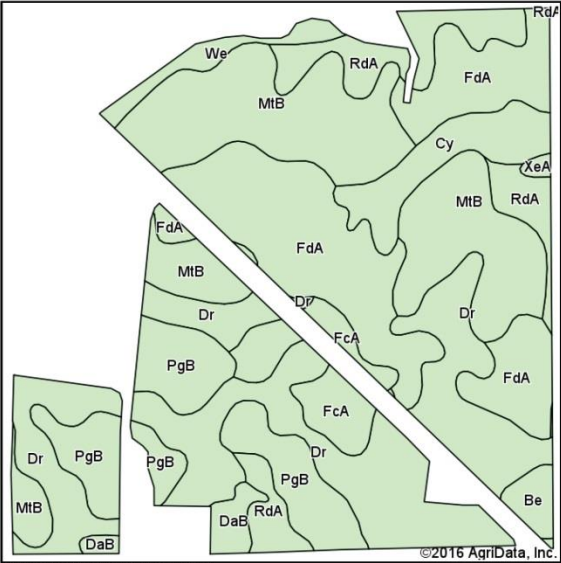
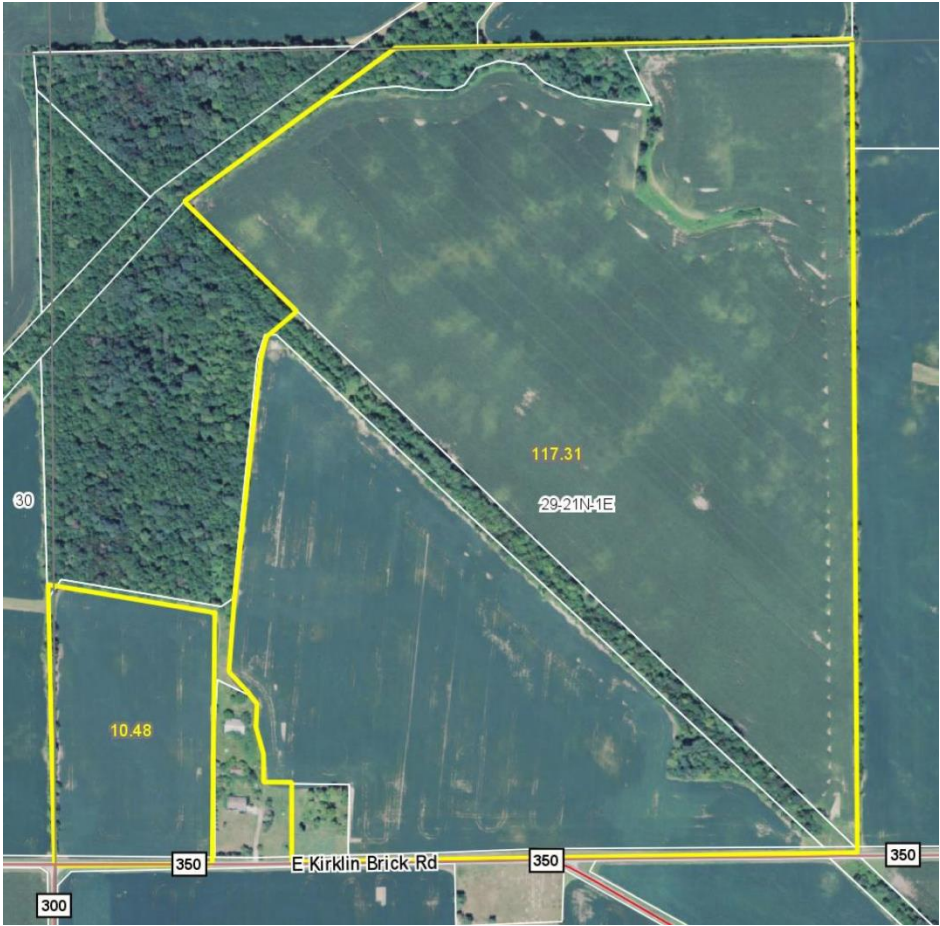
**INTERESTED IN MORE INFORMATION
OR MAKING AN OFFER?**

CONTACT US TODAY!

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MAPS :



State: **Indiana**
County: **Clinton**
Location: **29-21N-1E**
Township: **Jackson**
Acres: **115.58**
Date: **3/23/2016**

HALDERMAN REAL ESTATE SERVICES
MANAGEMENT

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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N
W
E
S

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
Dr	Drummer silty clay loam	28.08	24.3%	Ilw	185	6	12	53	74
MTB	Miami-Crosby silt loams, 2 to 6 percent slopes	26.52	22.9%	Ile	147	5	9	50	65
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	24.10	20.9%	Ilw	156	5	10	51	69
PgB	Parr silt loam, 1 to 5 percent slopes	12.32	10.7%	Ile	160	5	11	52	72
RdA	Raub silt loam, 0 to 2 percent slopes	8.75	7.6%	Ilw	164	6	11	51	74
Cy	Cyclone silt loam, 0 to 2 percent slopes	5.48	4.7%	Ilw	185	6	12	56	75
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	4.85	4.2%	Ilw	168	5	11	54	74
We	Westland silty clay loam, 0 to 2 percent slopes	2.11	1.8%	Ilw	174	6	12	49	69
DaB	Dana silt loam, 2 to 6 percent slopes	1.71	1.5%	Ile	155	5	10	51	69
Be	Brenton silt loam	1.36	1.2%	I	159	5	11	49	72
XeA	Xenia silt loam, 0 to 2 percent slopes	0.30	0.3%	Iw	154	5	9	54	69
Weighted Average					164.2	5.4	10.6	51.7	70.5