

For Sale

Home with Pond & Woods
Potential Homesites
Close to Columbus, IN

Jackson Twp, Bartholomew County

45^{+/-}
acres



**Offered as a whole or
tract divisions, as requested.**

15.29^{+/-} TILLABLE • 24.41^{+/-} WOODED

5^{+/-} ACRE HOMESITE

0.35^{+/-} ACRE POND

Property Information

LOCATION: 7.5 miles south of Columbus, IN on CR 750 W

ZONING: Agricultural

TOPOGRAPHY: Rolling

SCHOOLS: Bartholomew Consolidated School Corp.

ANNUAL TAXES: \$943.84

ASKING PRICE: \$325,000



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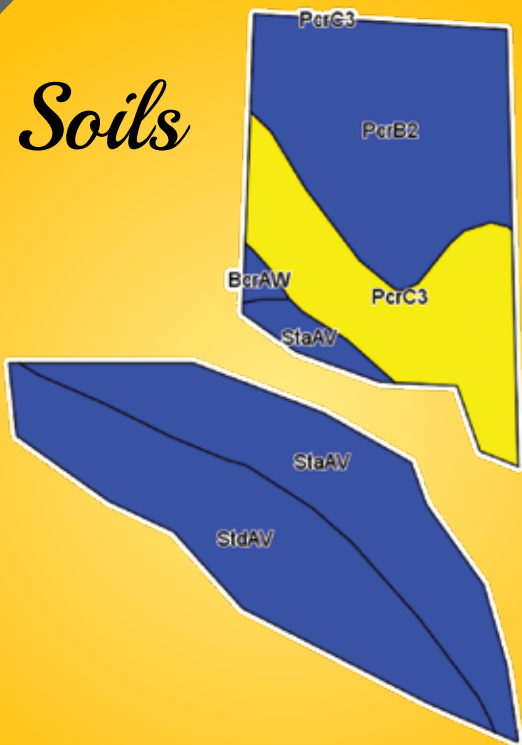
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Soils



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.				
PcrB2	Pekin silt loam, 2 to 6 percent slopes, eroded	4.39	136	47
StdAV	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	3.94	132	40
StaAV	Steff silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	3.80	128	45
PcrC3	Pekin silt loam, 6 to 12 percent slopes, severely eroded	3.04	110	38
BcrAW	Beanblossom silt loam, 1 to 3 percent slopes, occasionally flooded, very brief duration	0.12	97	34
Weighted Average		127.5	42.8	



12530 S 750 W • Columbus, IN 47201

Homesite: 1,350 sq ft Home, 3 bedrooms,
1.5 baths, 2-car garage, 44' x 44' barn,
rural water, boiler heat with external
wood stove and LP gas