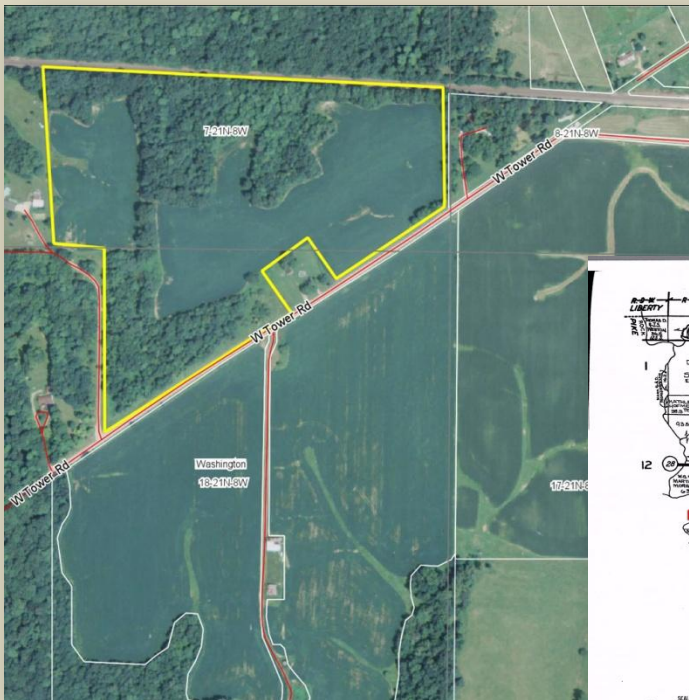


# FARM FOR SALE

## 39.9± acres

*Tower Road, Williamsport, Indiana*

**Description of Property:** Close to town, yet private.  
Good hunting land. Also, a good place to build a home.

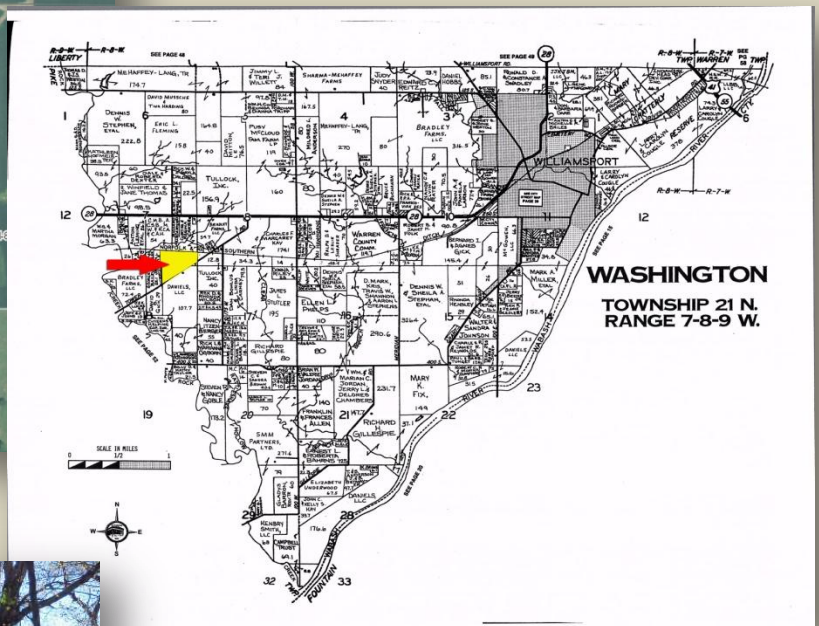


**ALL SHOWINGS BY APPOINTMENT ONLY.**

30± acres cropland • 10± acres woods

Annual taxes: \$364

Price: \$4,000 per acre

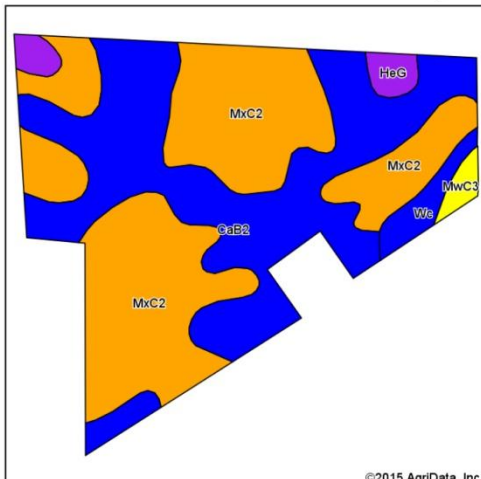


**NOTICE:** The drive to the west of the property is a PRIVATE drive, not a county road. DO NOT use this drive when viewing the farm.



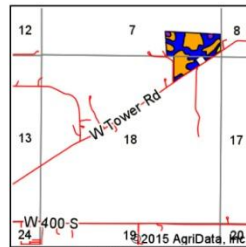


### Soil Map



Soils data provided by USDA and NRCS.

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State: **Indiana**  
County: **Warren**  
Location: **18-21N-8W**  
Township: **Washington**  
Acres:  
Date: **4/26/2015**

**Warren Agency**  
Maps Provided By: **surety**  
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### Area Symbol: IN171, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
MxC2	Morley-Cadiz silt loams, moderately wet, 6 to 12 percent slopes, eroded	19.80	50.6%		IIIe	121		4	8	42
CaB2	Cadiz silt loam, moderately wet, 1 to 6 percent slopes, eroded	16.59	42.4%		Ile	131		5	8	46
HeG	Hennepin loam, 30 to 70 percent slopes	1.16	3.0%		Vile					
Wc	Wakeland Variant silt loam, occasionally flooded	1.11	2.8%		IIw	145		5	10	44
MwC3	Morley silty clay loam, moderately wet, 6 to 12 percent slopes, severely eroded	0.50	1.3%		Ive	111		4	8	39
Weighted Average						122.2		4.3	7.8	42.5
										54.8

Area Symbol: IN171, Soil Area Version: 17

Soils data provided by USDA and NRCS.



**Listing Agent: Michael Kay • Cell: 765-585-3098 • [mike@thewarrenagency.com](mailto:mike@thewarrenagency.com)**  
**The Warren Agency**  
**PO Box 158, Williamsport, IN 47993**  
**Office: 765-762-2359 • [www.thewarrenagency.com](http://www.thewarrenagency.com)**

