

# FOR SALE

## ***Productive Farmland***

**83+/- Total Acres**

**77+/- Tillable Acres  
including 4.5 Acres of CRP**



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# Property Description

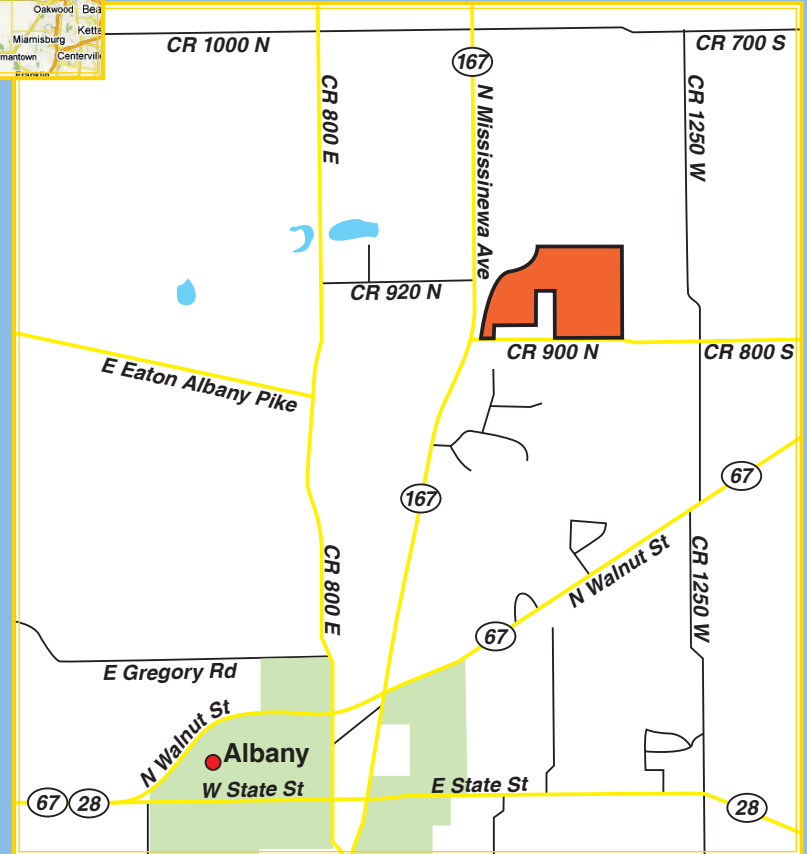
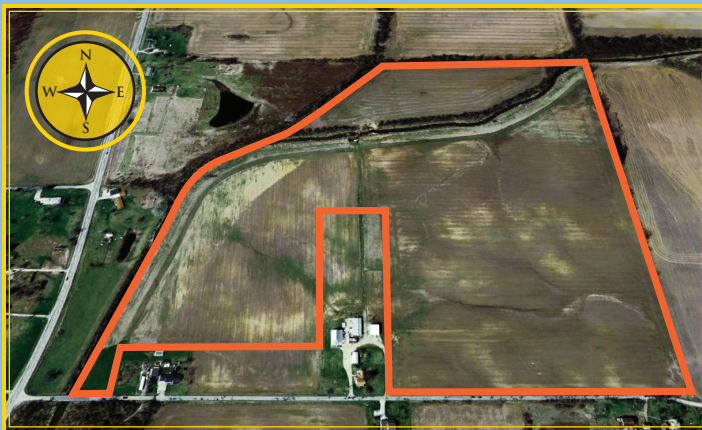
**LOCATION:** Approximately .25 miles east of the intersection of HWY 167 and CR 900 N and 1 mile north of Albany, IN.

**SCHOOL DISTRICT:** Delta High School (Muncie Community Schools)

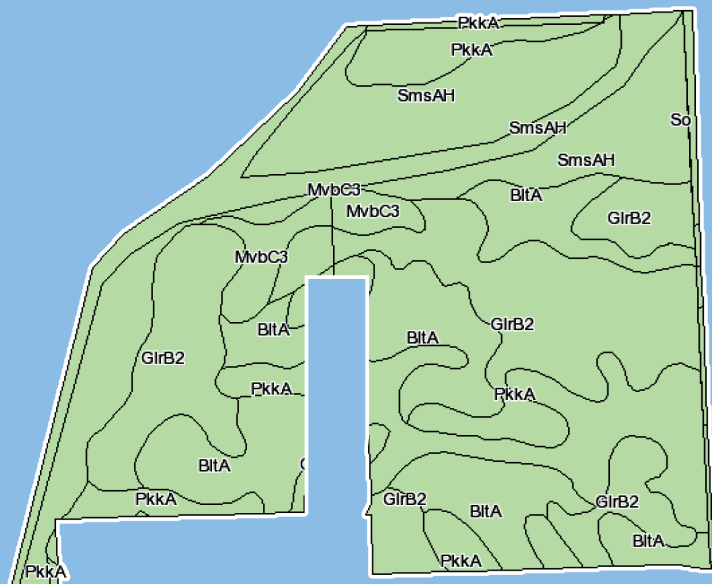
**TOPOGRAPHY:** Gently Rolling

**ANNUAL TAXES:** \$2,463.48

**ASKING PRICE:** \$431,600.00



## Soils Information



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.					
GirB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	24.3	91	32	42
SmsAH	Sloan silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	24	128	44	
BitA	Blount silt loam, 0 to 2 percent slopes	17.3	105	37	47
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	15.7	125	44	56
Mvbc3	Morley-Mississinewa clay loams, 5 to 10 percent slopes, severely eroded	2.7	71	25	32
So	Saranac clay loam, stratified substratum, occasionally flooded	0.4	125	44	
Pm	Pewamo silty clay	0.2	125	44	56
GsB3	Glynwood clay loam, thin solum, 2 to 6 percent slopes, severely eroded	0.2	65	23	29
Weighted Average			110.3	38.5	33.2

### FSA DATA:

Corn Base 22.3 Acres: CC Yield: 147 bushels/acre

Soybean Base 51.4 Acres: CC Yield: 38 bushels/acre