

P O Box 297
 Wabash, IN 46992

Newer Custom Home on Cattle Farm with Acreage

6779 S COUNTY RD 350 W, FRANKFORT, IN 46041

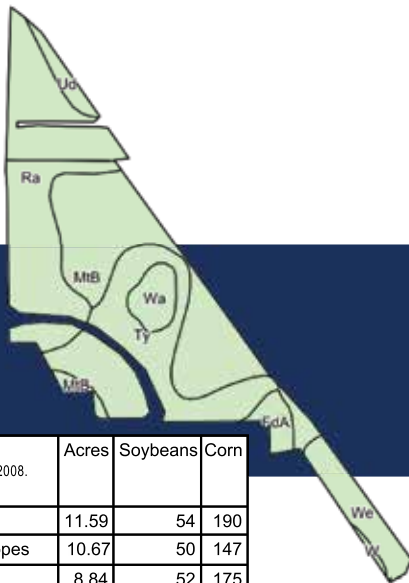
4 Bedrooms, 3.5 Bathrooms
2,107 Square Feet • 51[±] Acres*

51.811[±] Acres*

33[±] Tillable, 7[±] Site/Pasture, 8.7[±] Pond

Soil Information

Code	Soil Description	Acres	Soybeans	Corn
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Ra	Ragsdale silt loam	11.59	54	190
MtB	MiamiCrosby silt loams, 2 to 6 percent slopes	10.67	50	147
Ty	Treaty silt loam, 0 to 2 percent slopes	8.84	52	175
We	Westland silty clay loam, 0 to 2 percent slopes	2.53	49	174
Wa	Wallkill silt loam	1.47	40	140
FdA	FincastleCrosby silt loams, 0 to 2 percent slopes	0.98	51	156
Ud	Udorthents, loamy	0.84		
W	Water	0.16		
Weighted Average			49.9	165



*Can Be Divided

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Asking Price: \$685,000



- Great Location with Access to Lafayette or Indianapolis
- Beautiful Property that Includes Large Yard & Private Pond
- Perfect Hobby Farm Already Setup for Cattle or Other Livestock
- Large Kitchen with Breakfast Nook and Built-in Desk
- Spacious Open Living Room with Wood-Burning Fireplace (Plumbed for LP Gas)
- Oversized Master Bathroom with Walk-In Closet, Double Vanity, Jacuzzi Tub and Shower
- Tons of Storage with Multiple Closets on the Main Level, 3 Sizable Basement Closets & A Full Basement
- Oak Trim throughout the House and Wide 36" Doors
- Solid Construction with 6-inch Exterior Walls with Brick Veneer

54' x 80' Implement Barn with Attached 54' x 30' Cattle Barn

30' x 64' Cattle Barn with Full Concrete Floor • 24' x 36' Detached Garage with Full Concrete Floor

**4 Bedrooms, 3.5 Bathrooms
2,107 Square Feet • 51[±] Acres***

*Can Be Divided



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HALDERMAN
REAL ESTATE & FARM MANAGEMENT

General Information:

Lot Size: 51.811^{+/-} Acres (33^{+/-} Tillable,
7^{+/-} Site/Pasture, 8.7^{+/-} pond)*
**Can Be Divided, Contact for Details*

County & Township: Clinton-Jackson

Schools: Clinton Prairie

Year Built: 1996

Style: Ranch

Garage: 2-Car Attached 25'x25'

Roof: Asphalt Shingle

Exterior: Brick Veneer

Room Information:

4 Bedrooms & 3.5 Bathrooms

Master Bedroom: 13' x 17'

Bedroom 2: 12' x 14'

Bedroom 3: 12.5' x 13.5'

Bedroom 4/Office: 8' x 15.5'

Kitchen w/ Breakfast Nook: 14.5' x 23'

Living Room: 19.5' x 35'

Utility Room: 5.5' x 19'

Sun Room: 11' x 17.5'

Basement: 2,107 sq. ft. - *Partially Finished*

Utility Information:

Heating: Forced Air LP Gas Furnace

Cooling: Central A/C

Hot Water Heater: LP Gas

Water Softener: Rented

Water: Private Well

Septic: Private Finger System

Electric: 200-Amp Service

TV: Satellite or OTA Antenna

Phone & Internet: AT&T, Satellite Internet

Terms & Other Information:

Possession: Negotiable

Annual Property Taxes: \$3,491.04

Annual Ditch Assessment: \$163.96

Disclosures Available: Agency, Residential Real Estate

BAC: 3.0% Co-Broker

Directions:

From Lafayette: Hwy 52 South to 600 South/Hickory Rd. Turn Left (East) on CR 600 South and follow to CR 350 West. Turn Right (South) on CR 350 W. Property is first House on the Left.

From Indianapolis: Hwy 52 North to Frankfort Rd. Turn Right (North) on Frankfort Rd. Follow Frankfort Rd. to CR 950 North. Turn Left (West) on CR 950 North. Go 0.5 Miles, and Turn Right (North) on CR 350 West. Property is second House on the Right.

