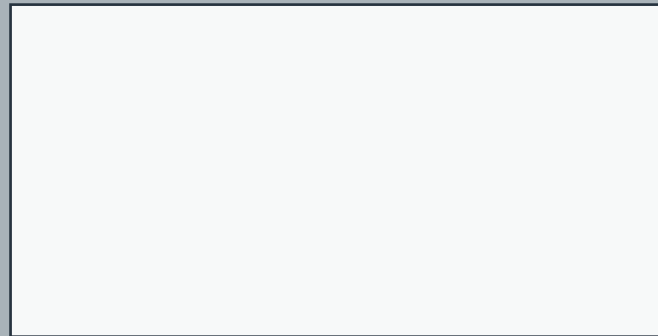


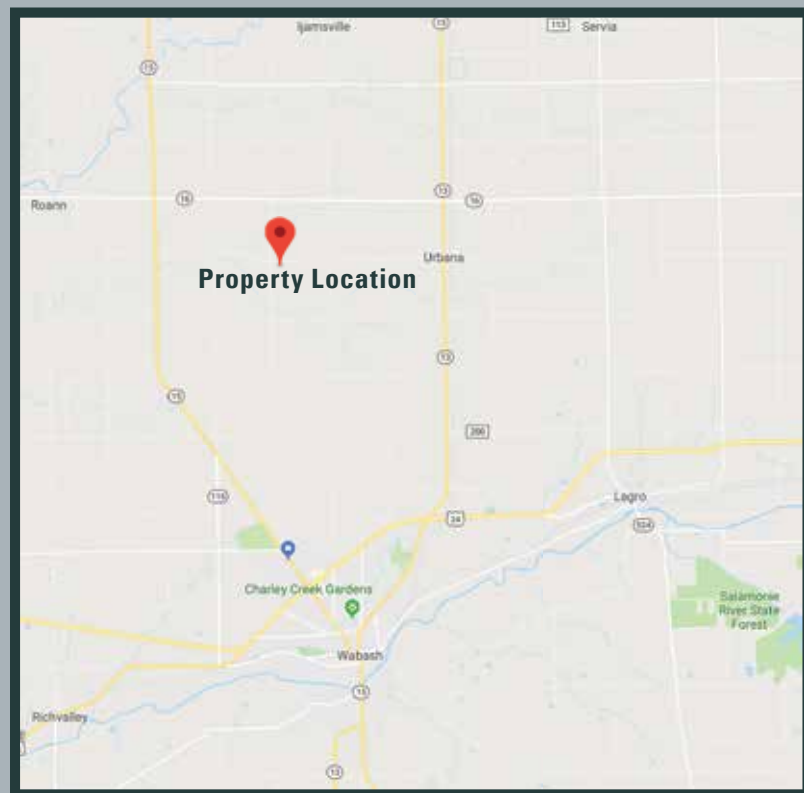
Paw Paw Twp
Wabash County

For Sale



97^{+/-} Acres

Working Cattle & Grain Farm with Excellent Soils



97.17^{+/-} Total Acres

84.51^{+/-} Tillable

3.85^{+/-} CRP

6^{+/-} Home

2.81^{+/-} Other



Paw Paw Twp
Wabash County

For Sale



97^{+/-} Acres

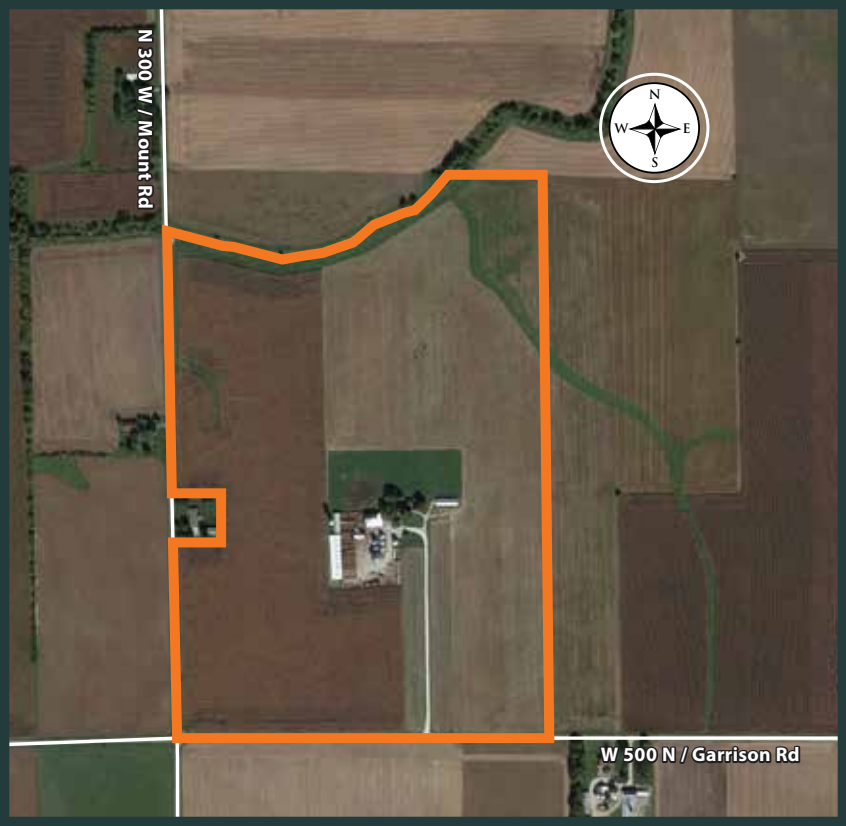
Working Cattle & Grain Farm with Excellent Soils



Jon Rosen
N. Manchester, IN
260.740.1846
jonr@halderman.com



AJ Jordan
Peru, IN
317.697.3086
ajj@halderman.com



PROPERTY INFORMATION

LOCATION

In the northeast corner of the intersection of CR's 500 N & 300 W

ZONING

Agricultural

TOPOGRAPHY

Level

SCHOOL DISTRICT

MSD/Northfield School System

TAXES

\$3,868.44

DITCH ASSESSMENT

\$124.16



BUILDING DESCRIPTIONS

Property can feed up to 700 head of cattle, however currently it is feeding 200 head of feeder to finish calves.

Entire farm is fenced and could be used to pasture in any part of the farm. All gates have a 40' width making it easy to drive large equipment through.

Farm ground is very high in organic matter.

Pin-frame barn is 37' x 54' and is 1,998 square feet. This is also used to house cattle.

Corn crib is 26' x 40' and used to store distillers grain for the cattle

The structure found in the northeast part of the farmstead is 30' x 100' and can be used to store miscellaneous equipment.

The detached garage measures 26' x 30'

Home is 1,462 square feet with 3 bedrooms and 1 bathroom.

2 legs 120,000 bushels of grain storage

2 Cattle Barns - 28' x 208' & 28' x 116'. Barns are connected.

SOIL INFORMATION

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.			
CrA	Crosby silt loam, 0 to 3 percent slopes	28.55	126	41
CsA	Crosier loam, 0 to 3 percent slopes	20.83	140	46
Br	Brookston loam	18.67	172	49
Re	Rensselaer loam, 0 to 1 percent slopes	10.41	167	49
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.40	133	47
So	Sloan silty clay loam, frequently flooded	1.40	150	40
HaA	Haskins loam, 0 to 3 percent slopes	0.25	140	46
Weighted Average			145.5	45.3

