

Marion Twp  
Decatur County

# For Sale

Ranch Home with Fenced  
Pasture & 1/2 Acre Pond

60.286<sup>+/-</sup> Acres

20<sup>+/-</sup> Tillable | 4.46<sup>+/-</sup> Building Site | 34.66<sup>+/-</sup> Pasture | 1.17<sup>+/-</sup> Other



2 Bedroom, 2 bathroom 1,680 square foot house with walk-out basement, LP Heat, Rural Water, as well as a water from well for livestock. New water heater in 2009



## PROPERTY INFORMATION

### LOCATION

On the east side of CR 700 East  
or more commonly known  
as Shoe Fence Road

### ZONING

Agricultural

### TOPOGRAPHY

Rolling

### SCHOOL DISTRICT

Decatur County  
Community Schools

### TAXES

\$1,922.56



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Halderman-Harmeyer

Real Estate Services

800.424.2324



**HALDERMAN**

REAL ESTATE & FARM MANAGEMENT

| halderman.com

HLS# MDB-12326 (19)





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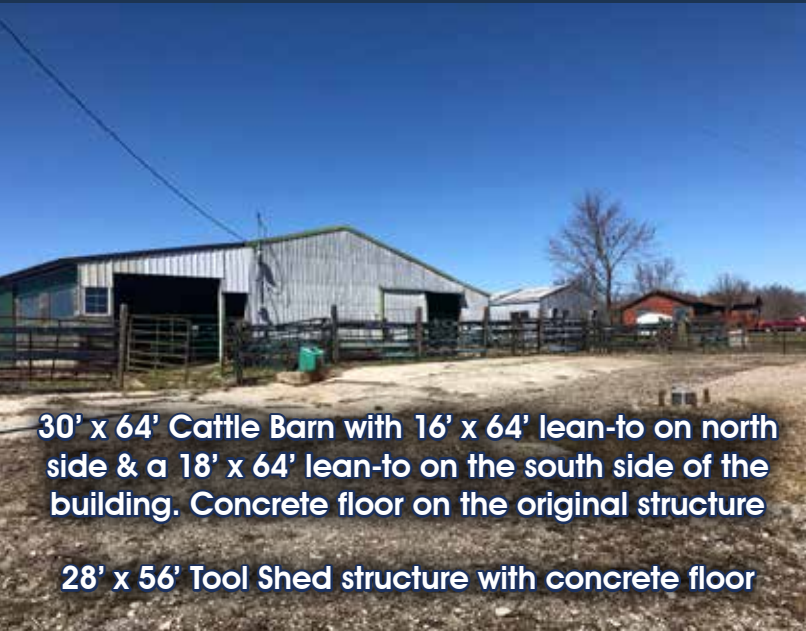
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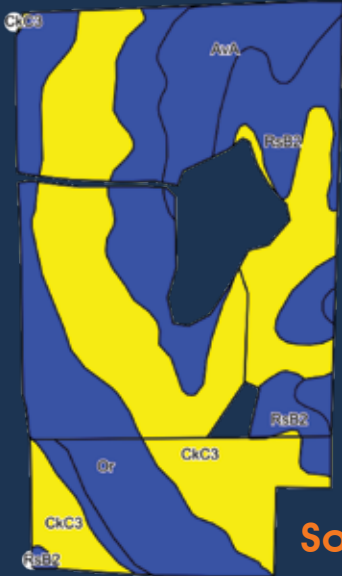
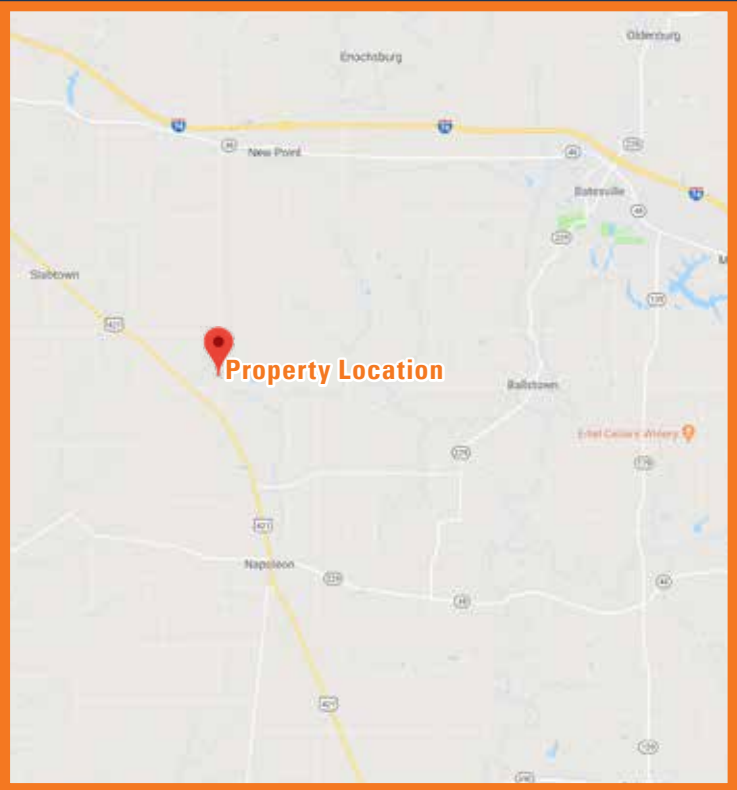


30' x 64' Cattle Barn with 16' x 64' lean-to on north  
side & a 18' x 64' lean-to on the south side of the  
building. Concrete floor on the original structure

28' x 56' Tool Shed structure with concrete floor



HRES IN Lic. #AC69200019



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.				
CkC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	21.96	108	38
RsB2	Nabb silt loam, 2 to 6 percent slopes, eroded	11.70	130	45
Or	Orrville silt loam, frequently flooded	10.66	130	42
AvA	Avonburg silt loam, 0 to 2 percent slopes	5.46	145	49
Weighted Average		121.9	41.7	