



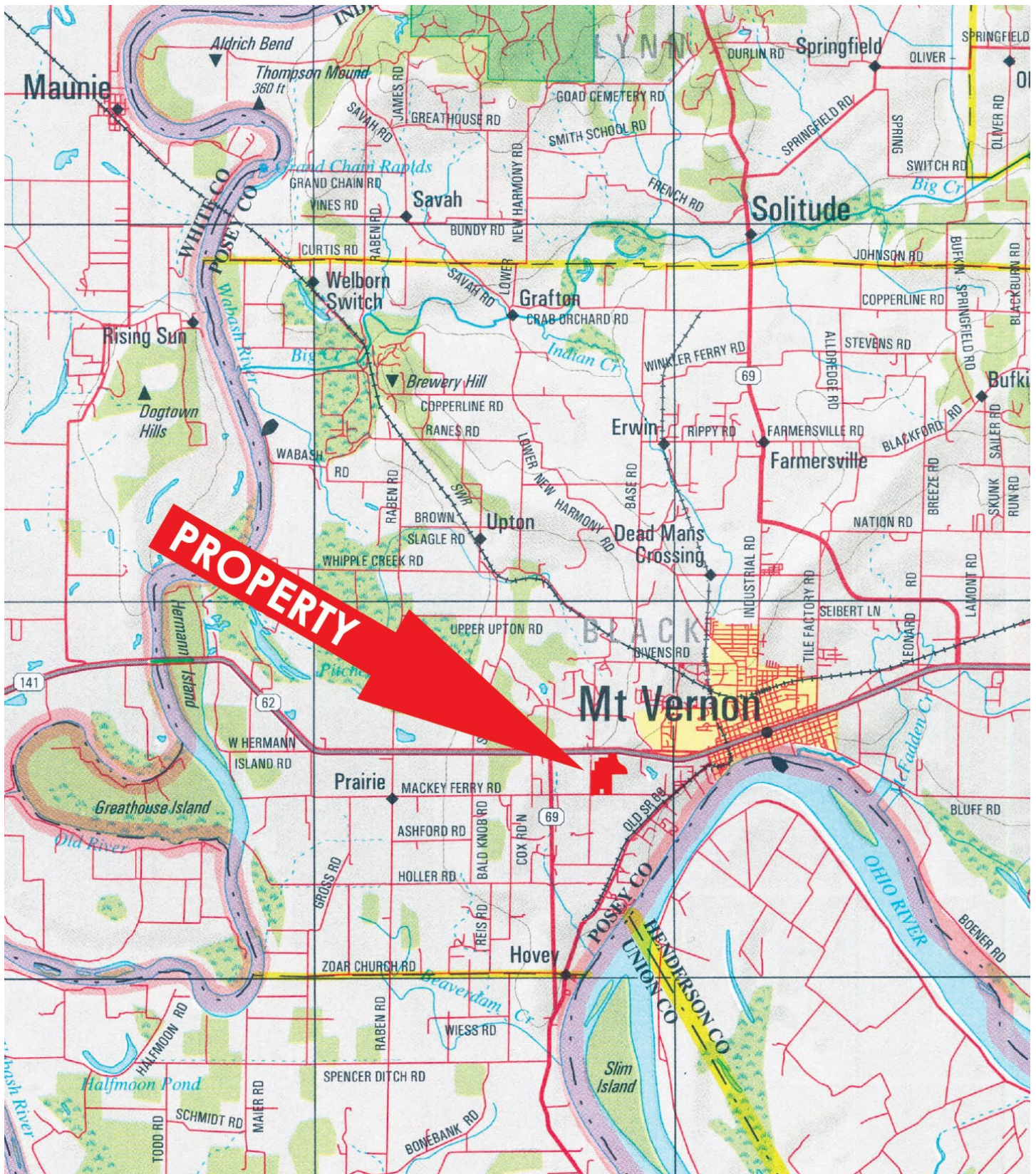
FOR SALE

85 +/- ACRES - PRIME DEVELOPMENT POTENTIAL

¼ Mile West of Mt. Vernon in the Industrial Zone
Mt. Vernon, Indiana

- Approximately 1539' Frontage along Sauerkraut Lane
- Approximately 1084' Frontage along Mackey Ferry Road
- Approximately 417' Frontage along Hwy 69
- Prime Development Potential
- High daily traffic counts
- Productive Soils: Uniontown, Belknap, Henshaw
- Crop-share tenancy

LOCATION MAP



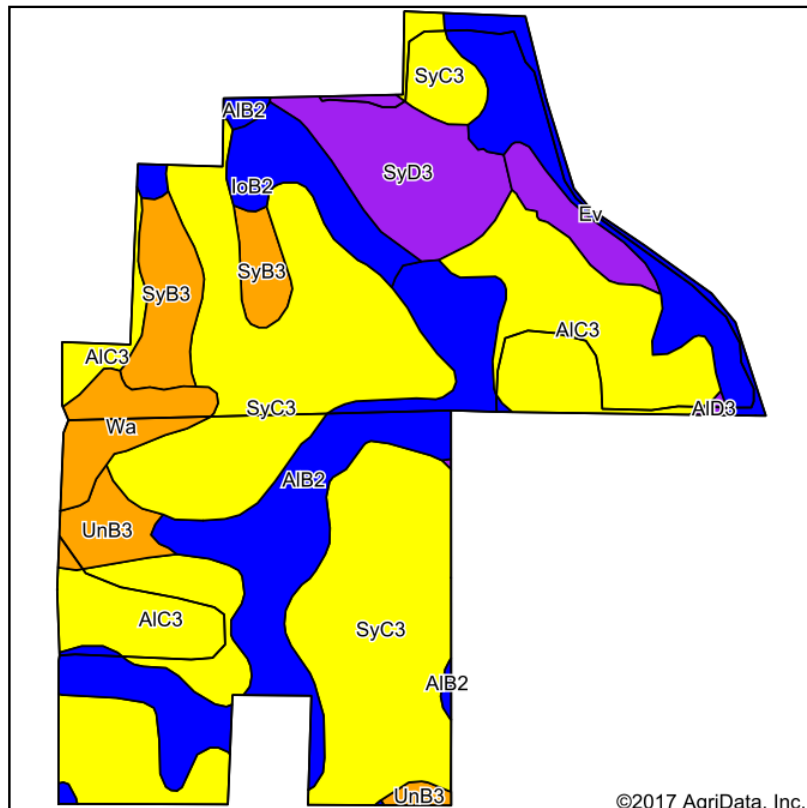
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PROPERTY AERIAL

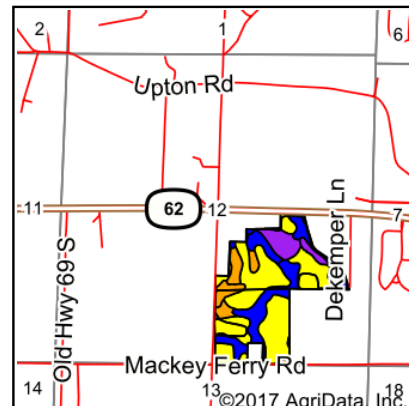


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SOILS MAP



Soils data provided by USDA and NRCS.

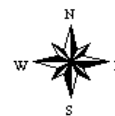


State: **Indiana**
 County: **Posey**
 Location: **12-7S-14W**
 Township: **Black**

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Maps Provided By:

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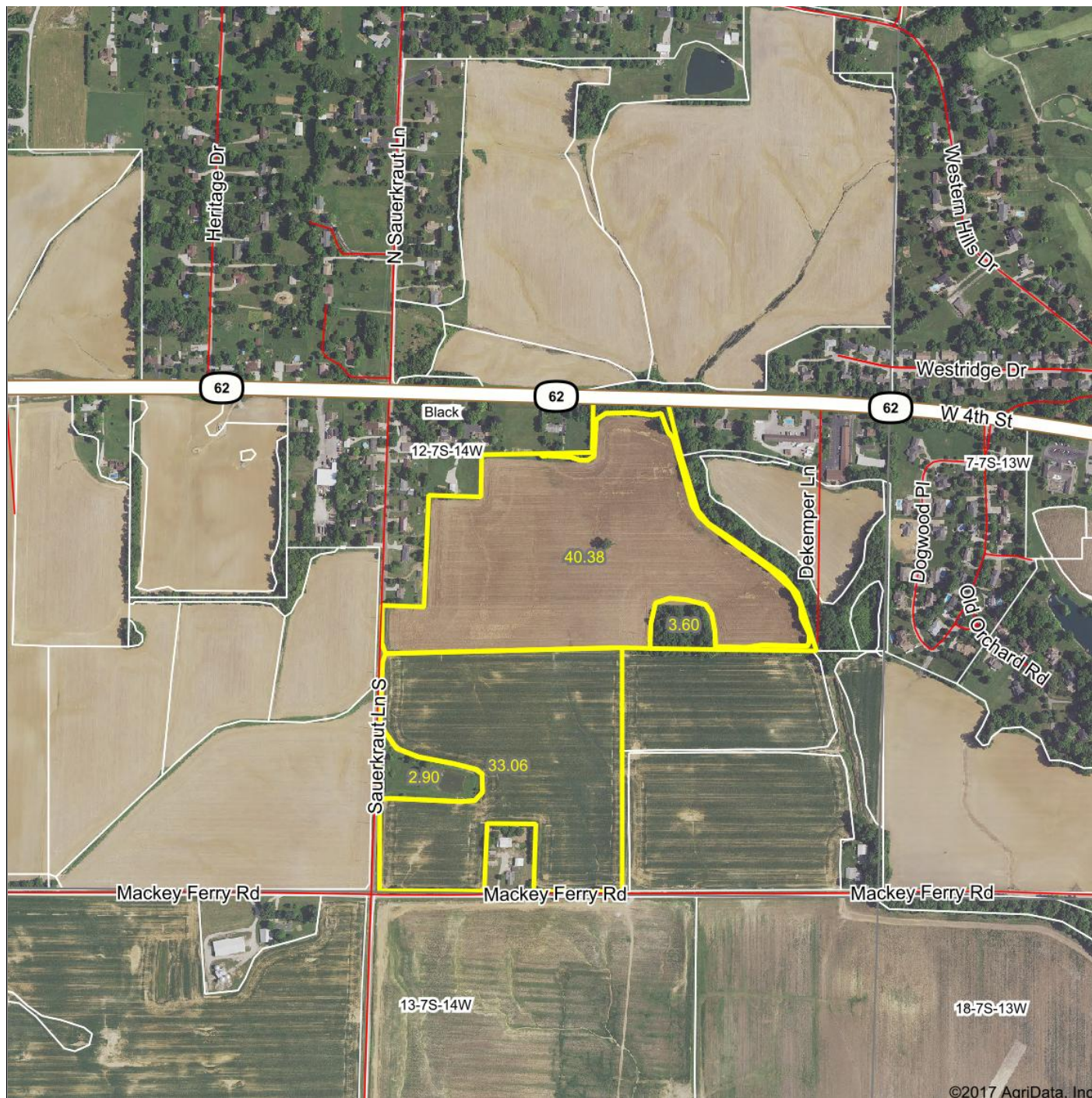
Area Symbol: IN129, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grain sorghum	Grass legume hay	Grass legume pasture	Pasture
SyC3	Sylvan silt loam, 6 to 12 percent slopes, severely eroded	30.07	37.6%		IVe	140	49	70		5		9
AIC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	13.96	17.5%		IVe	116	36	46	85	4	6	
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	12.41	15.5%		Ile	139	43	55	101	4	7	
SyD3	Sylvan silt loam, 12 to 18 percent slopes, severely eroded	5.53	6.9%		Vle	125	44	63		4		8
Ev	Evansville silt loam, rarely flooded	4.90	6.1%		IIlw	150	44	60		5		10
SyB3	Sylvan silt loam, 2 to 6 percent slopes, severely eroded	3.80	4.8%		IIle	150	53	75		5		10
IoB2	Iona silt loam, 2 to 6 percent slopes, eroded	2.93	3.7%		Ile	155	54	70		5		10
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	2.59	3.2%		IIlw	119	39	47		4	6	
UnB3	Uniontown silt loam, 2 to 6 percent slopes, severely eroded, rarely flooded	1.99	2.5%		IIle	120	42	54		4		8
SyF	Sylvan silt loam, 18 to 40 percent slopes	1.64	2.1%		Vlle							
AID3	Alford silt loam, 10 to 18 percent slopes, severely eroded	0.12	0.2%		Vle	101	31	40	73	3	5	
Weighted Average						132.1	44	60	30.6	4.4	2.3	5.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

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FSA MAP



map center: 37° 55' 36.47, -87° 55' 56.01

0ft 837ft 1673ft

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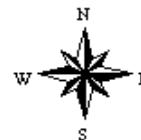
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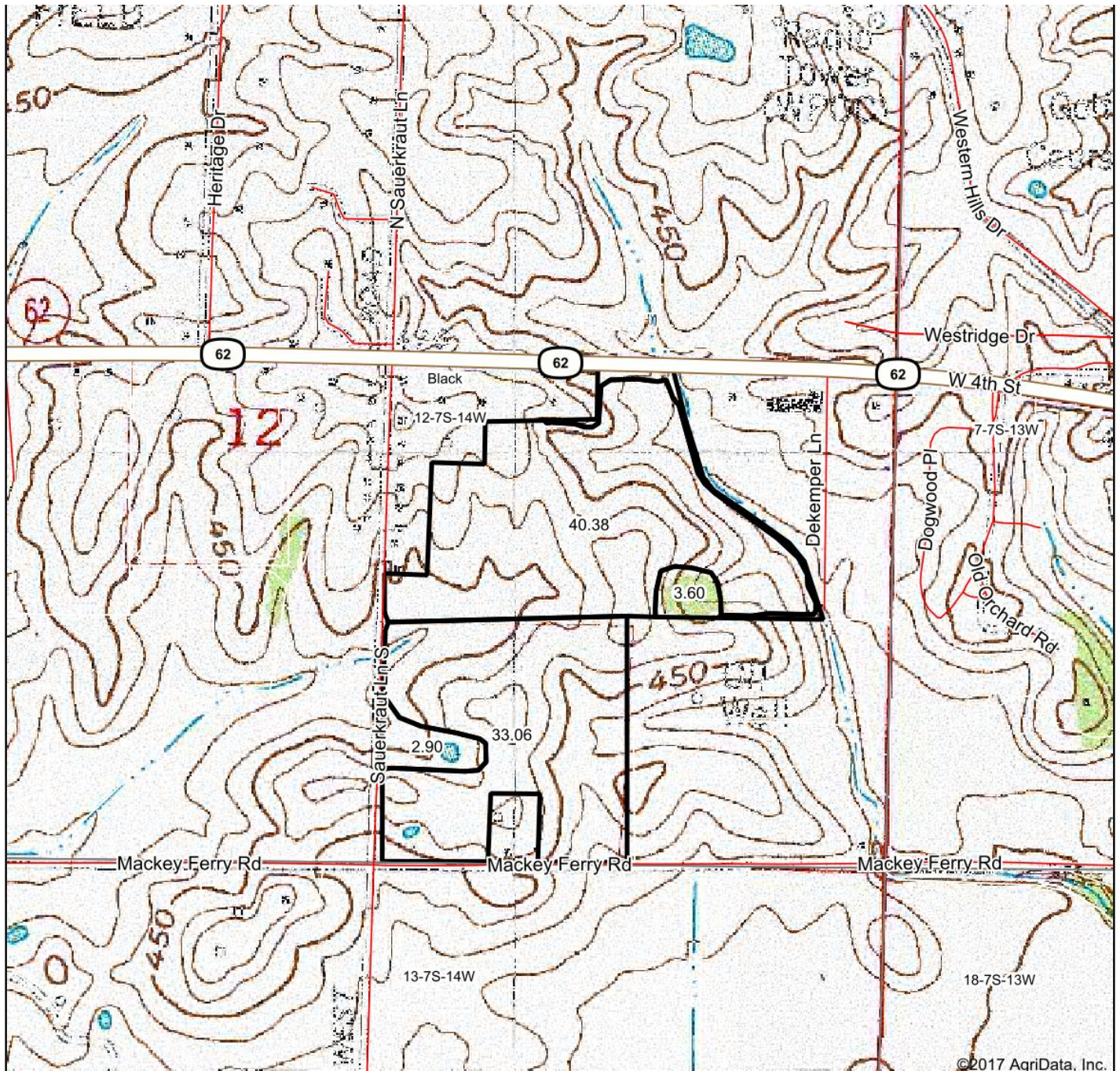
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12-7S-14W
Posey County
Indiana



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TOPO MAP



map center: 37° 55' 36.47, -87° 55' 56.01

0ft 837ft 1673ft

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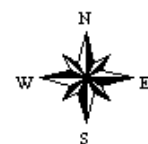
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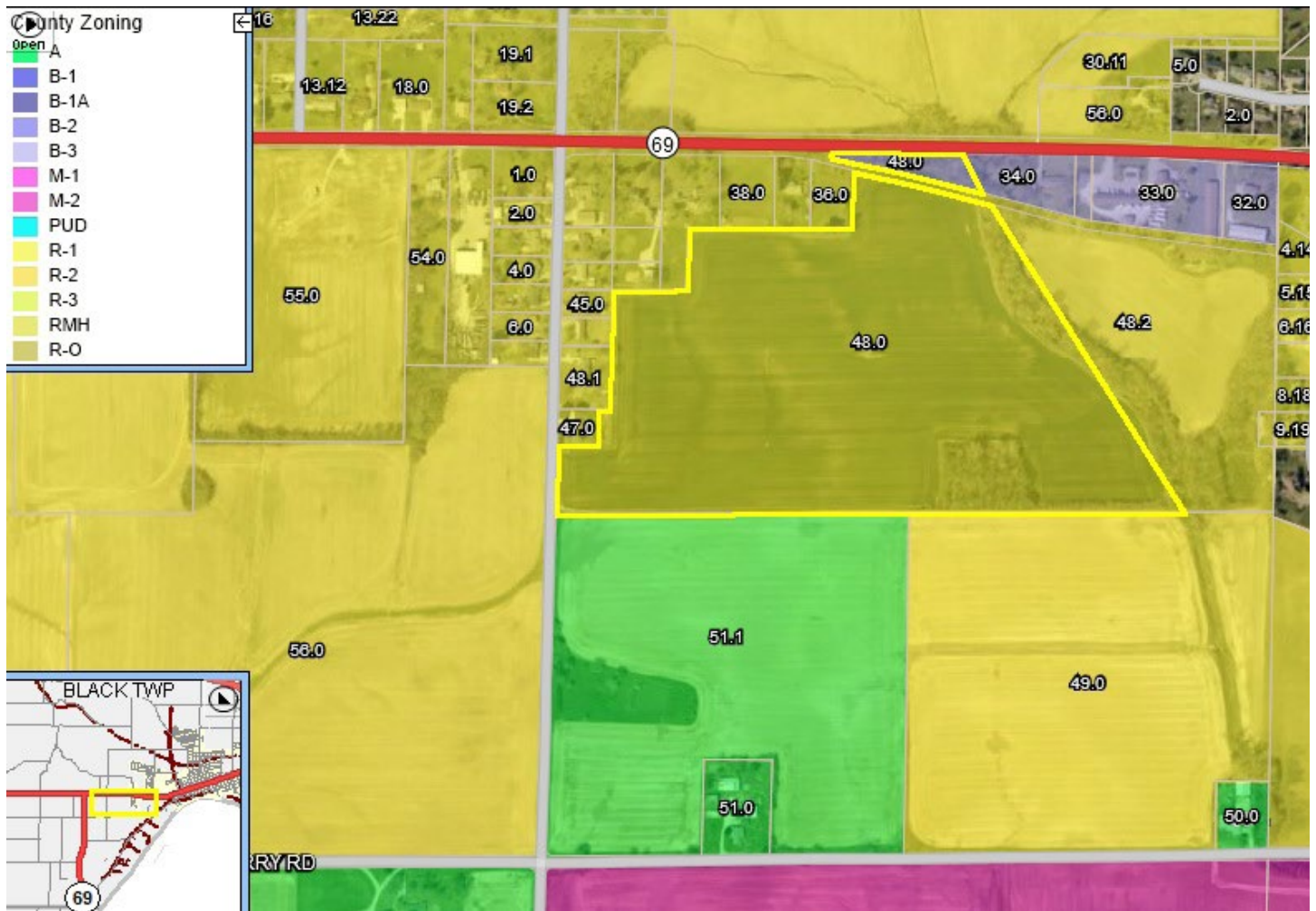
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Posey County
Indiana



10/9/2017

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ZONING MAP



DAILY TRAFFIC COUNT



TCDs Locations

- Short
- Continuous
- WIM
- Located Short
- Located Continuous
- Located WIM
- State Owned

PROPERTY PHOTOS



PROPERTY PHOTOS



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