

# FOR SALE

**FLIP OVER  
for next  
PROPERTY**

## 78+/- Acres

**76+/- Tillable Acres**

### LOCATION

Northwest corner State Road 9 and 450 north

### SCHOOL DISTRICT

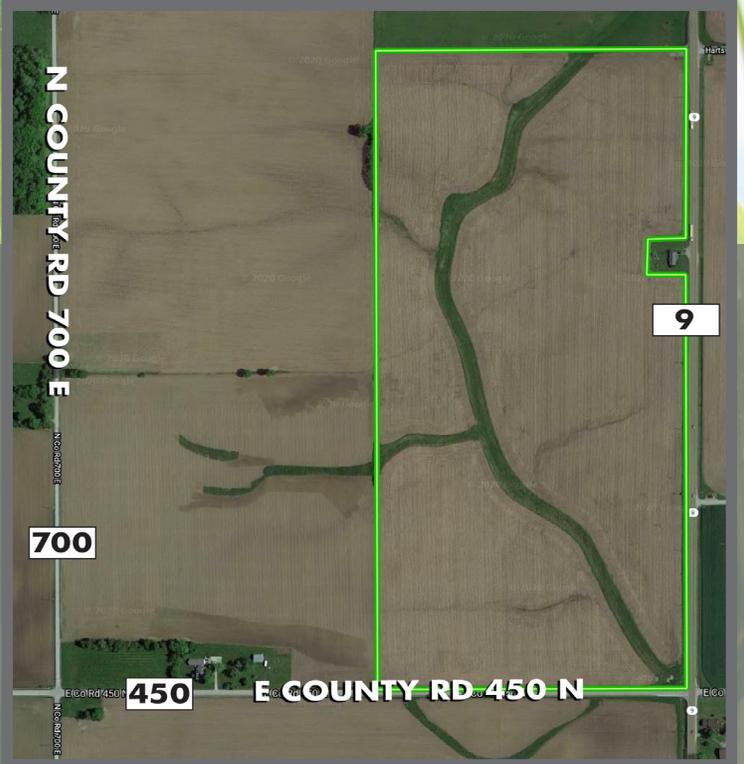
Flat Rock - Haw Creek Schools

### ZONING

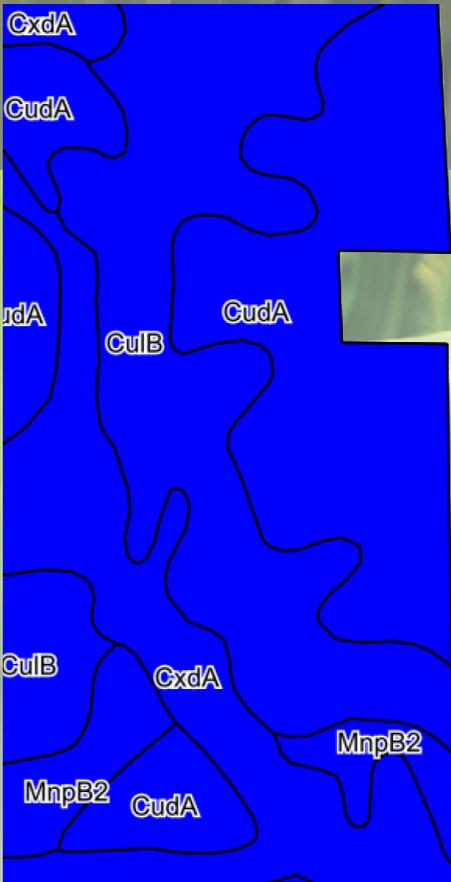
Agricultural

### ANNUAL TAXES

\$2,446.42



**Bartholomew County | Haw Creek Township**



Code	Soil Description	Acres	Percent of Field	Corn	Soybeans
CudA	Crosby silt loam, 0 to 2 percent slopes	27.09	34.5%	138	46
CulB	Crosby-Williamstown silt loams, 2 to 4 percent slopes	23.24	30.3%	142	42
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	18.55	23.6%	185	65
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.92	7.5%	142	49
WufB2	Williamstown silt loam, 2 to 6 percent slopes, eroded	3.15	4.0%	142	48
<b>Weighted Average Productivity Index</b>				150.8	49.6

**Productive Cropland  
on State Road 9**



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**OWNER: Talkwhit, LLC**  
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REAL ESTATE & FARM MANAGEMENT

