

261.18^{+/-}
total acres

MUNCIE, IN
DELAWARE CO | PERRY TWP

FOR SALE

DIVERSE PROPERTY WITH PRODUCTIVE CROPLAND
EXCELLENT RECREATIONAL/HUNTING OPPORTUNITIES



**Cropland N of Open Ditch
Looking West**



**Cropland from SE Corner
Looking NW**



**Burlington Pike Road
Frontage Looking N**

199.66^{+/-} Tillable | 50.30^{+/-} Wooded | 8.10^{+/-} Home(s) | 4.12^{+/-} Road/Waste



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property tracts and
details on this listing.



\$1,790,000

3 Older Rural Residences

6100 S Burlington Drive
Muncie, IN 47302

6101 S Burlington Drive
Muncie, IN 47302

6801 S Burlington Drive
Muncie, IN 47302

At the intersection of CR 422 S
and CR 400 E

Farming
Residence Zone 1

Level

Liberty-Perry Community
School Corporation

\$7,026.40

\$314.27



LOOKING EAST OF THE PROPERTY



CLOSE-UP LOOKING EAST OF THE PROPERTY



CLOSE-UP LOOKING EAST OF THE PROPERTY

SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
MoeB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	67.99	127	39
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	62.38	142	54
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	51.36	171	87
LshC3	Losantville clay loam, 6 to 12 percent slopes severely eroded	22.84	111	22
SnIA	Southwest silt loam, 0 to 1 percent slopes	11.73	163	92
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	9.41	181	75
CdgC3	Casco sandy clay loam, 6 to 15 percent slopes severely eroded	6.18	109	42
MphA	Milford silty clay loam, stratified sandy substratum, 0 to 1 percent slopes	5.90	160	88
BdlC2	Belmore loam, 6 to 12 percent slopes, eroded	5.39	130	52
BdmA	Belmore silt loam, 0 to 1 percent slopes	4.99	146	61
BdmB2	Belmore silt loam, 1 to 5 percent slopes, eroded	4.24	141	52
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	1.58	151	68
MecA	Martinsville loam, 0 to 2 percent slopes	1.43	146	73
Uam	Udorthents, loamy	1.03	126	42
EdxC2	Eldean silt loam, 6 to 12 percent slopes, eroded	0.52	96	55
WEIGHTED AVERAGE (WAPI)			142.8	*n 57

*n: The aggregation method is "Weighted Average using all components"