

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



800.424.2324 | halderman.com

Chris Peacock

chrisp@halderman.com

765.546.0592

HALDERMAN APP

Instant directions to

property tracts and details on this listing.

LISTING PRICE

\$1,790,000

PROPERTY FEATURES

3 Older Rural Residences

PROPERTY LOCATION

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

ZONING

Farming Residence Zone 1

TOPOGRAPHY

Level

SCHOOL DISTRICT

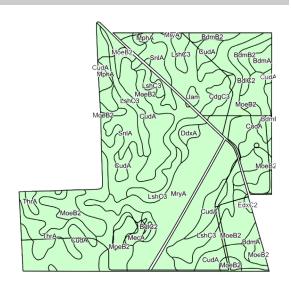
Liberty-Perry Community School Corporation

ANNUAL TAXES

\$7,026.40

DITCH ASSESSMENT

\$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
SnlA	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"