

EXCELLENT QUALITY FARMLAND
WARREN CO | WARREN TWP

70.9+/- total
acres

FOR SALE

LISTING PRICE
\$900,000

PROPERTY LOCATION
On the east side of IN 55 north
of CR 450 N

ZONING
Agricultural

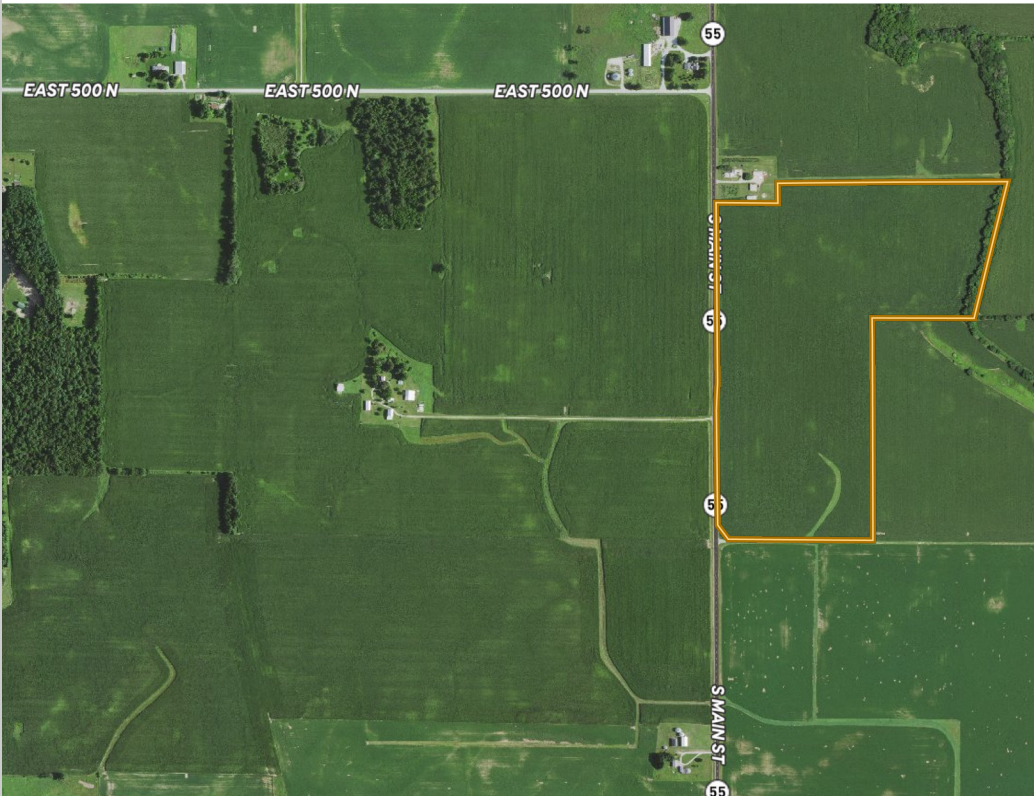
TOPOGRAPHY
Level to Gently Rolling

SCHOOL DISTRICT
MSD of Warren County

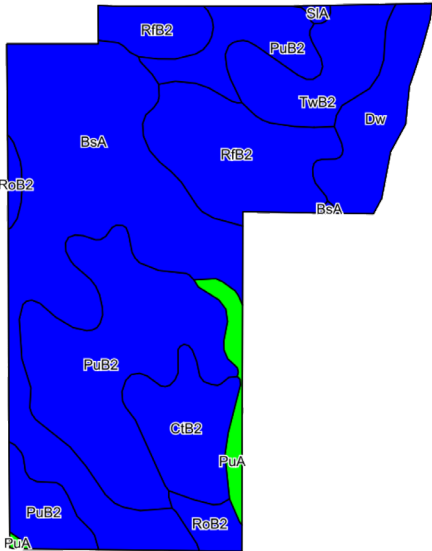
ANNUAL TAXES
\$1,560.00

DITCH ASSESSMENT
\$60.00

FARM: STONE FARM
HLS# JRB-12694 (21)



67.4+/- Tillable | 3.5+/- Non-Tillable



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
BsA	Brenton silt loam, till substratum, 0 to 2 percent slopes	21.55	169	52
PuB2	Proctor silt loam, till substratum, 2 to 6 percent slopes, eroded	18.50	150	50
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	9.77	133	47
TwB2	Tuscola silt loam, till substratum, 2 to 6 percent slopes, eroded	5.00	131	46
CtB2	Corwin silt loam, 2 to 6 percent slopes, eroded	4.68	145	48
Dw	Drummer silty clay loams	4.60	175	49
RoB2	Rockford silt loam, 2 to 6 percent slopes, eroded	1.62	141	50
PuA	Proctor silt loam, till substratum, 0 to 2 percent slopes	1.50	155	51
SIA	Starks silt loam, till substratum, 0 to 2 percent slopes	0.17	160	52
WEIGHTED AVERAGE (WAPI)			153.5	49.7



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