

# FOR SALE

## HIGHLY PRODUCTIVE FARMLAND

# 158.6<sup>+/-</sup> total acres

### LISTING PRICE

\$1,800,000

### PROPERTY LOCATION

Located at 800 N and 1000 W

1/2 mile west of Raub, IN

### ZONING

Agricultural

### TOPOGRAPHY

Level to Gently Rolling

### ANNUAL TAXES

\$2,520

FARM: Hallie Snyder Estate

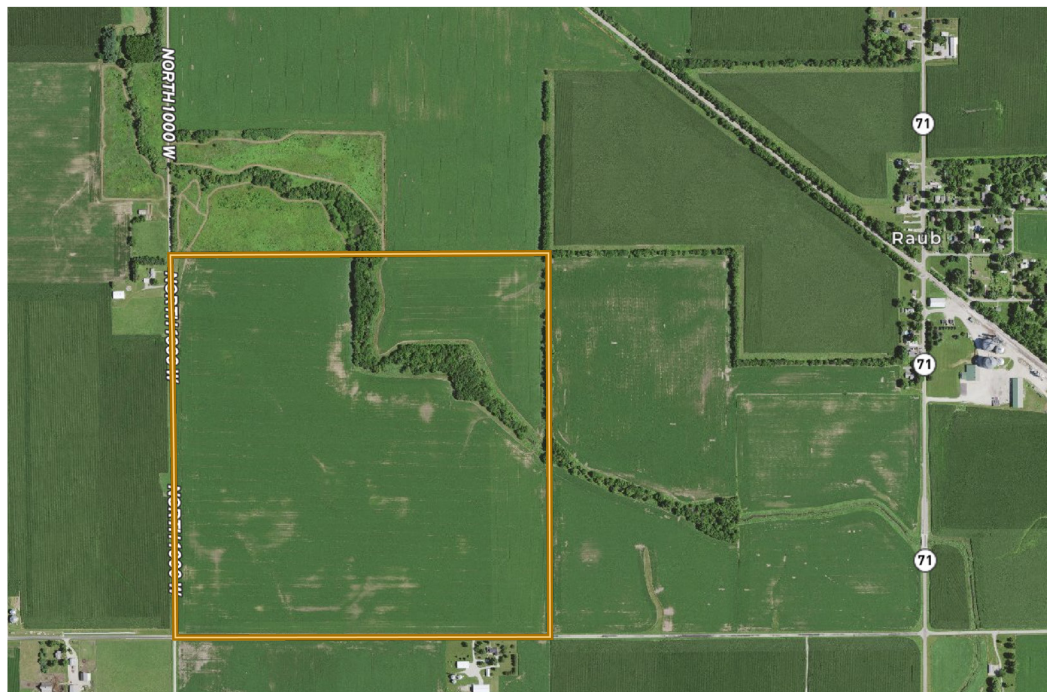
HLS# JRB-12692 (21)

*Contact John, today!*



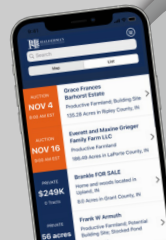
**John Bechman**  
765.404.0396  
jbechman@halderman.com

149<sup>+/-</sup> Tillable | 3.4<sup>+/-</sup> CRP | 3.9<sup>+/-</sup> Woods



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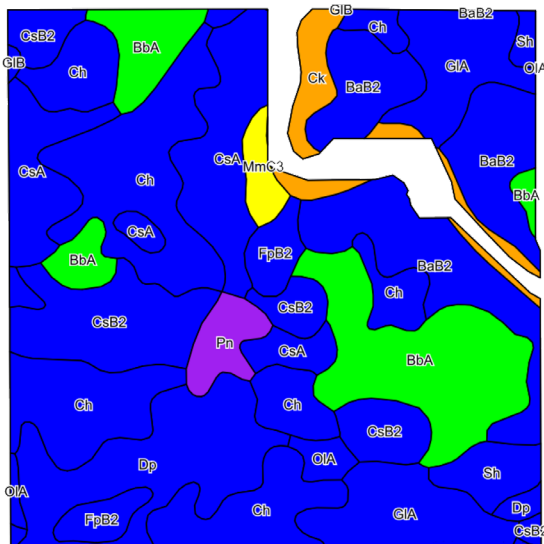
PO Box 297 • Wabash, IN 46992

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## HIGHLY PRODUCTIVE FARMLAND

**LOCATED NEAR RAUB, IN**



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Ch	Chalmers silty clay loam	34.04	127	39
BaB2	Barce loam, 2 to 6 percent slopes, eroded	20.04	142	54
BbA	Barce silt loam, 0 to 2 percent slopes	19.27	171	87
CsA	Corwin silt loam, 0 to 2 percent slopes	16.09	111	22
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	15.38	163	92
GIA	Gilboa silt loam, 0 to 2 percent slopes	13.19	181	75
Dp	Darroch silt loam, till substratum	13.00	109	42
Ck	Comfrey silty clay loam, sandy substratum occasionally flooded	4.51	160	88
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	3.79	130	52
Sh	Selma silty clay loam, till substratum	3.43	146	61
Pn	Peotone silty clay loam, undrained	2.74	141	52
MmC3	Miami clay loam, 6 to 12 percent slopes severely eroded	1.73	151	68
OIA	Odell silt loam, 0 to 2 percent slopes	1.65	146	73
GIB	Gilboa silt loam, 2 to 4 percent slopes	0.20	126	42

**WEIGHTED AVERAGE (WAPI)**

**154.9**

**47.9**

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