

POTENTIAL
BUILDING SITE

3 BED • 1 BATH
MAIN HOME

PARTIAL BASEMENT
2 CAR GARAGE
2,548 SQ FT TWO-STORY
WOOD FRAME • BUILT 1906

WEST HOME

952 SQ FT SINGLE STORY
WOOD FRAME
BUILT 1934

POLE BARN

2,062 SQ FT BUILT 1950-1960

FOR
SALE

88.653^{+/-} total
acres

75.74^{+/-} Tillable | 2.74^{+/-} Woods | 1.23^{+/-} Non-Tillable | 8.91^{+/-} Home



LOOKING WEST ALONG 800 W/HWY 1



MAIN HOUSE ALONG 800 W/HWY 1



WEST HOME AND POLE BARN



A VIEW OF BOTH PARCELS ALONG HWY 1



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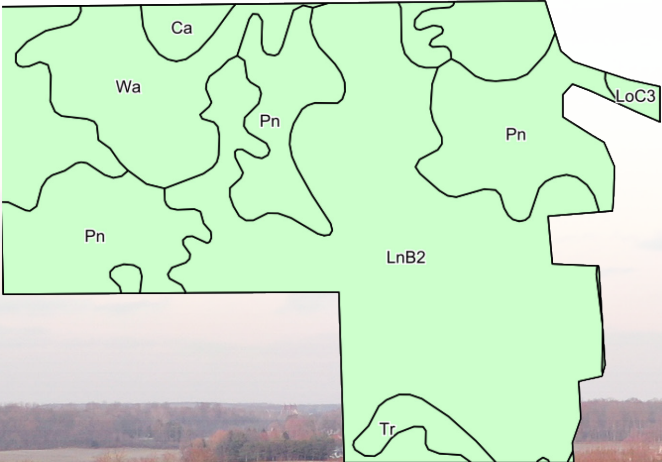


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REAL ESTATE & FARM MANAGEMENT

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SOIL MAP

SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	43.48	113	25
Pn	Patton silty clay loam, 0 to 2 percent slopes	19.25	172	78
Wa	Wallkill silt loam, undrained	9.58	---	31
Tr	Treaty silt loam, 0 to 2 percent slopes	1.60	177	71
Ca	Houghton muck, undrained, 0 to 1 percent slopes	1.28	---	---
LoC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.55	111	21
WEIGHTED AVERAGE (WAPI)			113.1	*n 39.7



LISTING PRICE

\$1,000,000

PROPERTY LOCATION

Approximately 0.5 miles south of CR 300 S on HWY 1.

Approximately 91.48 acres on the west side of HWY 1 and approximately 1.59 acres on the east side of HWY 1.

ZONING

Agricultural

TOPOGRAPHY

Gently Rolling

SCHOOL DISTRICT

West Side of SR 1:
Monroe Central School Corporation

East side of SR 1:
Union School Corporation

ANNUAL TAXES

\$4,798.18

DITCH ASSESSMENT

\$219.82



For more information including additional photos and maps, visit halderman.com.