

FOR SALE



BIG BLUE RIVER IS LOCATED ON THE LEFT



SOUTH OF PROPERTY ALONG W 900 N

**69.595^{+/-} CRP
acres**

RECREATIONAL • RIVER FRONTAGE • CRP ENROLLED
HUNTING AND FISHING (BIG BLUE RIVER)



CLOSE-UP OF CRP ACRES NEAR
BIG BLUE RIVER



CLOSE-UP OF BIG BLUE RIVER



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HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services

LISTING PRICE

\$229,000.00

PROPERTY LOCATION

West of Carthage in northwest
Rusty County, IN

ZONING

Manufacturing

PROPERTY TYPE

Recreational

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

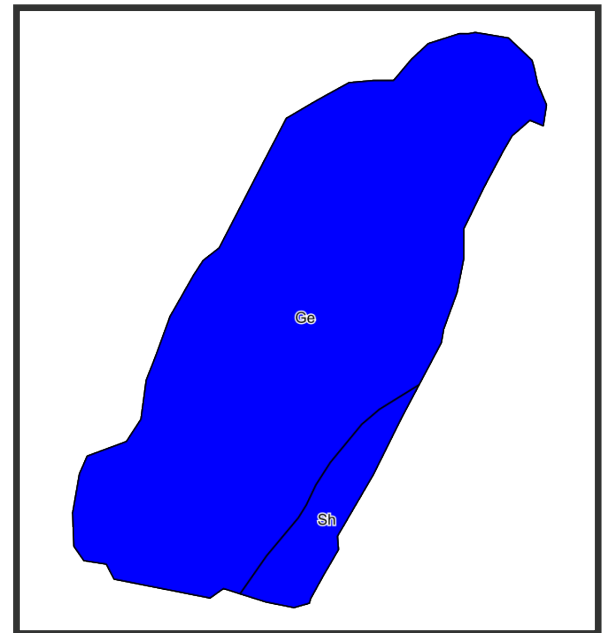
Charles A. Beard Memorial
School Corporation

ANNUAL TAXES

\$10.00 per year
(Classified Forest)

SCAN FOR MORE PROPERTY DETAILS

View the drone footage,
and details regarding
this upcoming property.



SOIL MAP

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Ge	Genesee loam, gravelly substratum	40.31	106	38
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.43	125	43
WEIGHTED AVERAGE (WAPI)			107.5	38.4