

FOR SALE

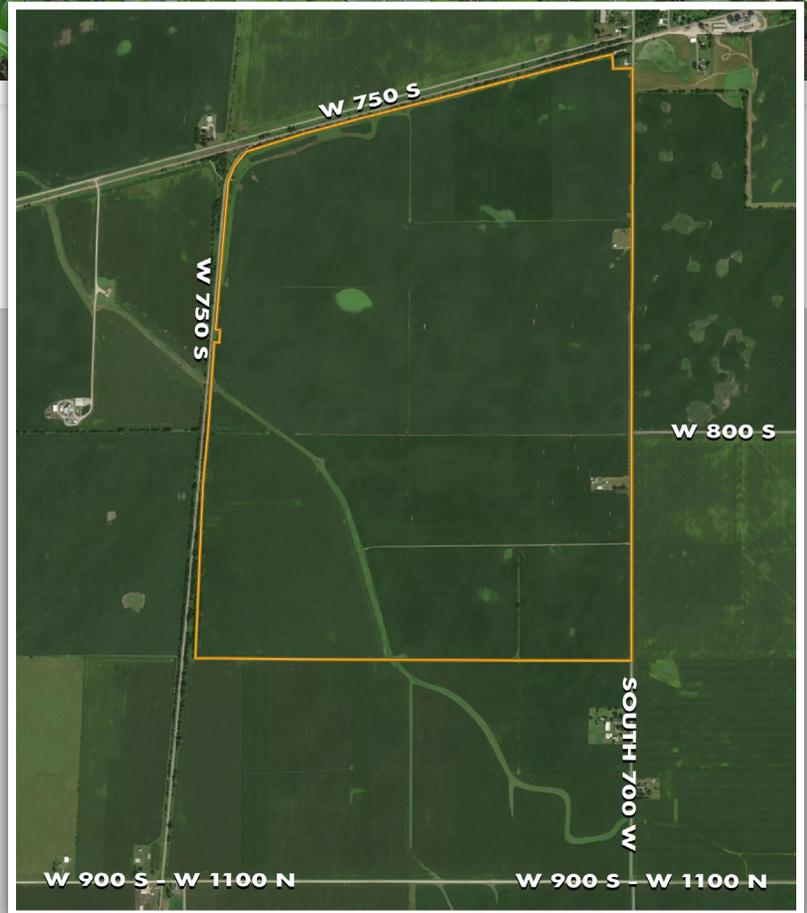
PREMIUM QUALITY FARMLAND
LARGE PATTERN-TILED FARM • WINDMILL INCOME

762.8^{+/-} total acres

745.8^{+/-} Tillable • 13.5^{+/-} Non-Tillable
3.5^{+/-} Wind Energy Use

WIND TURBINE EASEMENT

- Five, working 2.5-MW wind turbines. Installed in 2020.
- Payments are based on \$1.36 per megawatt-hour of electricity generated on the property ("Production Payment")
- The Production Payment can be no less than the minimum annual payment of 4,000 per MW installed.
- Both the Production Payment and Minimum Payment shall increase annually by annual adjustment in the Consumer Price Index for All Urban Consumers. However, it shall never adjust by less than 2% or more than 5% in a single year.
- Per the current farming lease, the farm tenant shall have rights to half of the wind Production Payments through the end of 2025.
- 2022 total wind payments received: \$69,453



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HALDERMAN
REAL ESTATE & FARM MANAGEMENT
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PROPERTY LOCATION

In southwestern Benton County at the southwest corner of the intersection of CR 700 W and CR 750 S.

8096 S 700 W
Fowler, IN 47944

Benton Co, Hickory Grove Twp

ZONING

Agricultural

SCHOOL DISTRICT

Benton Community School Corporation

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$18,515*

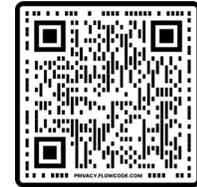
*2022 due 2023

DITCH ASSESSMENT

\$2,288

2022 WIND PAYMENT

\$69,453

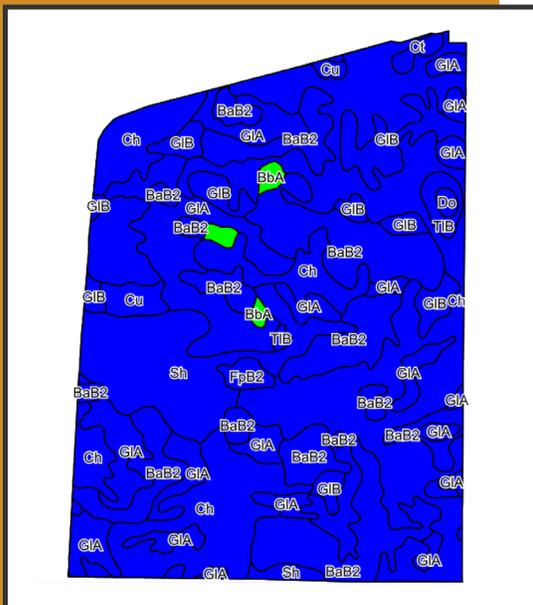


MORE INFORMATION

View additional photos and learn more details regarding this property.

FARM LEASE

- Talbot is leased under an evergreen provision.
- Upon termination notification, the lease will begin a three-year wind-down. Example: If notice is given in 2023, the lease will terminate on 12/31/2026.
- 2023 farm rent: \$267,594
- Rent adjusts annually by the % change in "Top Land Class" for West Central Indiana as reported in the most recent Purdue Agricultural Economics Report.



SOIL DESCRIPTION

ACRES CORN SOYBEANS

| SOIL DESCRIPTION | ACRES | CORN | SOYBEANS |
|---|--------|------|----------|
| Ch Chalmers silty clay loam | 280.51 | 190 | 54 |
| BaB2 Barce loam, 2 to 6 percent slopes, eroded | 171.49 | 141 | 46 |
| GIA Gilboa silt loam, 0 to 2 percent slopes | 131.12 | 155 | 48 |
| Sh Selma silty clay loam, till substratum | 86.74 | 175 | 49 |
| GIB Gilboa silt loam, 2 to 4 percent slopes | 46.52 | 152 | 47 |
| Cu Crane loam, till substratum | 9.54 | 150 | 46 |
| TIB Tippecanoe silt loam, 2 to 4 percent slopes | 7.00 | 136 | 44 |
| BbA Barce silt loam, 0 to 2 percent slopes | 6.17 | 148 | 49 |
| FpB2 Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded | 5.00 | 144 | 47 |
| Ct Crane silt loam | 3.73 | 150 | 46 |
| Do Darroch silt loam, 0 to 3 percent slopes | 1.95 | 158 | 49 |

WEIGHTED AVERAGE (WAPI) 166.6 49.8