

Land For Sale

ACREAGE:

284.59 Acres, m/l

LOCATION:

Owen County, IN



Property Key Features

- Large Diverse Property in Owen Co., IN
- Mixture of Tillable, Pasture, and Recreational Acres
- Located 45 Minutes from Bloomington, IN and 1 Hour from Indianapolis, IN

Spencer Smith, AFM, ALC

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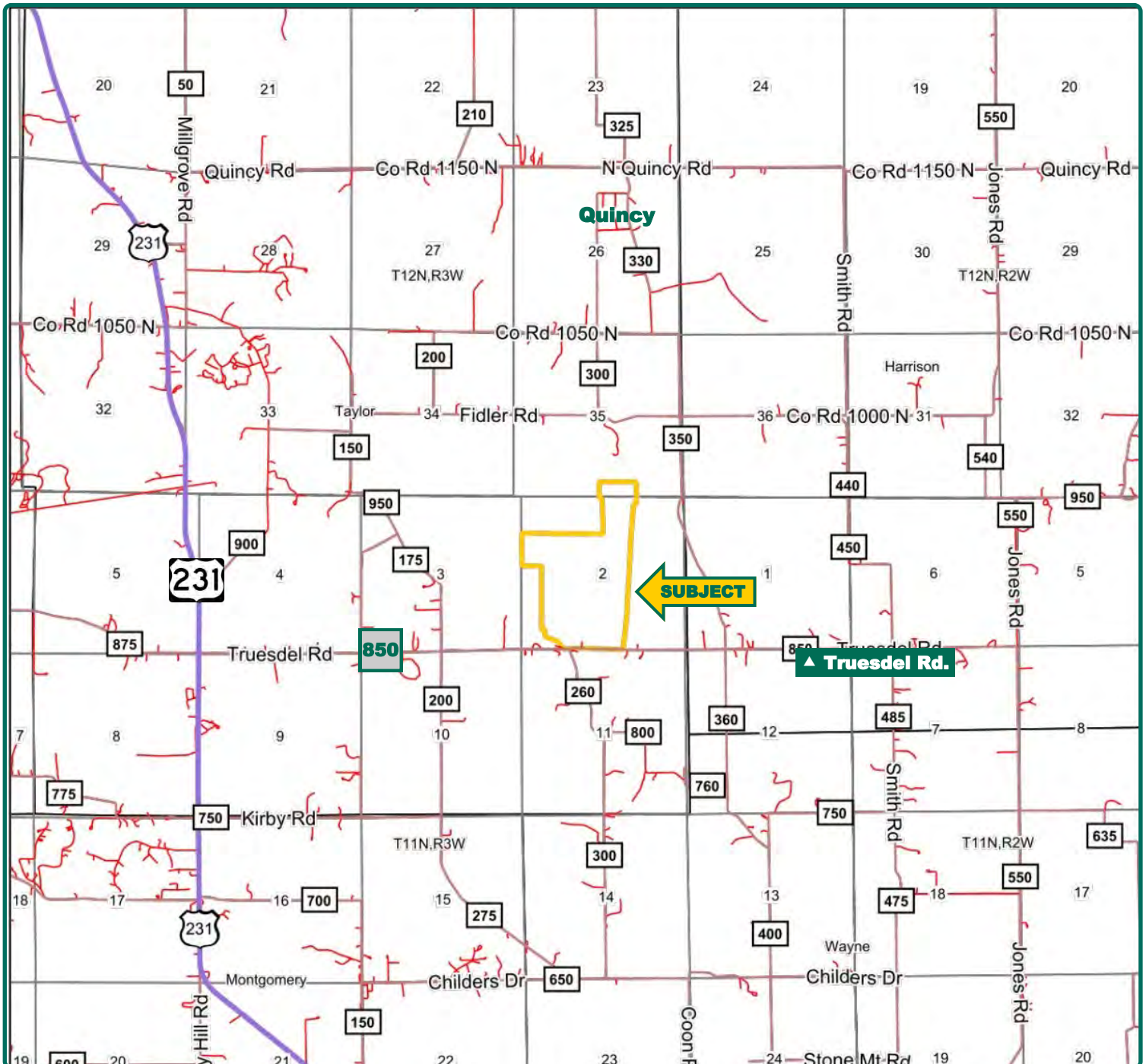
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REID: 030-0485-01



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FSA/Eff. Crop Acres: 136.54
Corn Base Acres: 48.90
Bean Base Acres: 32.40
Wheat Base Acres: 23.80
Soil Productivity: 76.90 NCCPI

Total Living SF: 2,148
Bedrooms: 4
Bathrooms: 1
Year Built: 1946

ADDRESS:
2827 Truesdel Rd.
Gosport, IN 47433

Property Information

284.59 Acres, m/l

Location

From Quincy: Go east on Co. Rd. 325 E/ Front St. for 0.9 miles, then south on Combs Cemetery Rd./Co. Rd. 1050 N/ Stone Mount Rd. for 2.2 miles, then west on Co. Rd. 850 N/Truesdel Rd. for 0.9 miles. Property is on the north side of the road.

Address

2827 Truesdel Rd.
Gosport, IN 47433

Price & Terms

- \$1,650,000
- \$5,797.81/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$5,214.91
Taxable Acres: 284.59
Tax Parcel ID #s: 60-07-02-500-050.000-026, 60-02-35-400-140.000-026, & 60-07-02-300-080.001.026

Lease Status

Open lease for 2024 crop year. The house is currently rented. Contact agent for details.

FSA Data

Farm Number 3704, Tract 9667
FSA/Eff. Crop Acres: 136.54
Corn Base Acres: 48.90
Corn PLC Yield: 100 Bu.

Bean Base Acres: 32.40
Bean PLC Yield: 36 Bu.
Wheat Base Acres: 23.80
Wheat PLC Yield: 41 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil type is Stinesville. NCCPI on the FSA/Eff. Crop acres is 76.90. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.

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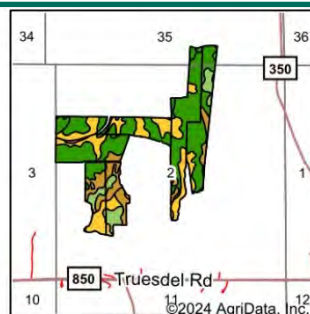
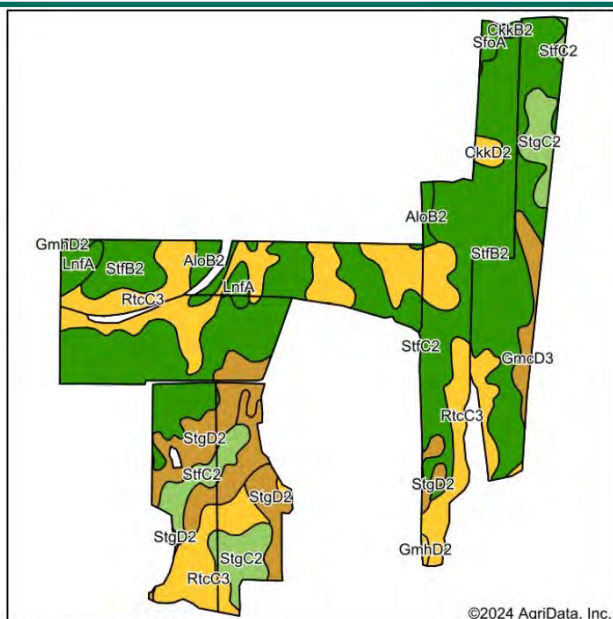
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State: **Indiana**
County: **Owen**
Location: **2-11N-3W**
Township: **Taylor**
Acres: **136.54**
Date: **2/5/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN119, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
StfB2	Stinesville silt loam, 2 to 6 percent slopes, eroded	66.64	48.8%		Ile	83
RtcC3	Ryker silt loam, 6 to 12 percent slopes, severely eroded	33.20	24.3%		IVe	72
StgD2	Stinesville-Ryker-Grayford silt loams, karst, hilly, eroded	11.03	8.1%		VIe	70
StgC2	Stinesville-Ryker-Grayford silt loams, karst, rolling, eroded	6.87	5.0%		IIIe	78
GmcD3	Grayford silt loam, 12 to 18 percent slopes, severely eroded	6.81	5.0%		VIe	59
StfC2	Stinesville silt loam, 6 to 12 percent slopes, eroded	3.73	2.7%		IIIe	83
LnfA	Lieber silt loam, 0 to 2 percent slopes	2.92	2.1%		IIw	84
AloB2	Ava silt loam, 2 to 6 percent slopes, eroded	1.94	1.4%		Ile	50
CkkD2	Cincinnati silt loam, 12 to 18 percent slopes, eroded	0.88	0.6%		IVe	43
NbhAH	Newark silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.86	0.6%		IIw	89
SfoA	Shakamak silt loam, 1 to 3 percent slopes	0.85	0.6%		Ile	68
GmhD2	Grayford-Ryker silt loams, 12 to 18 percent slopes, eroded	0.45	0.3%		IVe	67
CkkB2	Cincinnati silt loam, Wabash Lowland, 2 to 6 percent slopes, eroded	0.36	0.3%		Ile	52
Weighted Average					3.11	*n 76.9

Drainage

Natural.

Dwelling

There is a 2,148 sq. ft., 4 bedroom, 1 bath single-story home, built in 1946, on the property. A two-stall, detached garage was added in 1964.

Water & Well Information

There is a well located behind the house.
A pond is also located on the property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northeast Corner looking Southwest



South looking Northwest



Southwest Corner looking Northeast



Southeast Corner looking Northwest



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