

Land For Sale

ACREAGE:

139.95 Acres, m/l

LOCATION:

Sullivan County, IN



Property Key Features

- Good Addition to Investment Portfolio or Existing Operation
- 106.93 FSA/Eff. Crop Acres with a NCCPI Rating of 77.10
- Nice Sullivan County, Indiana Farm

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

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700 W. Bridge Street / P.O. Box 467
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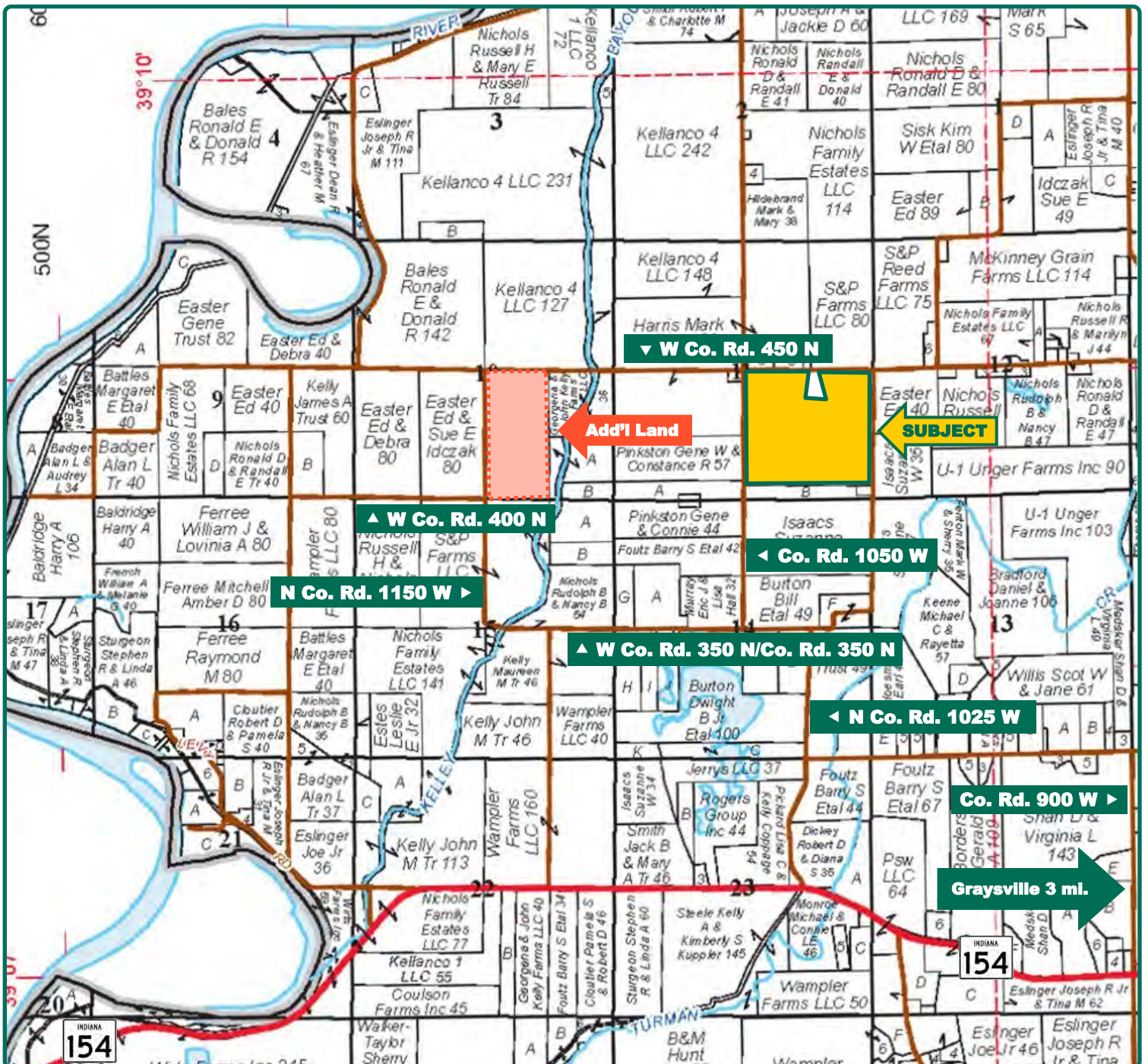
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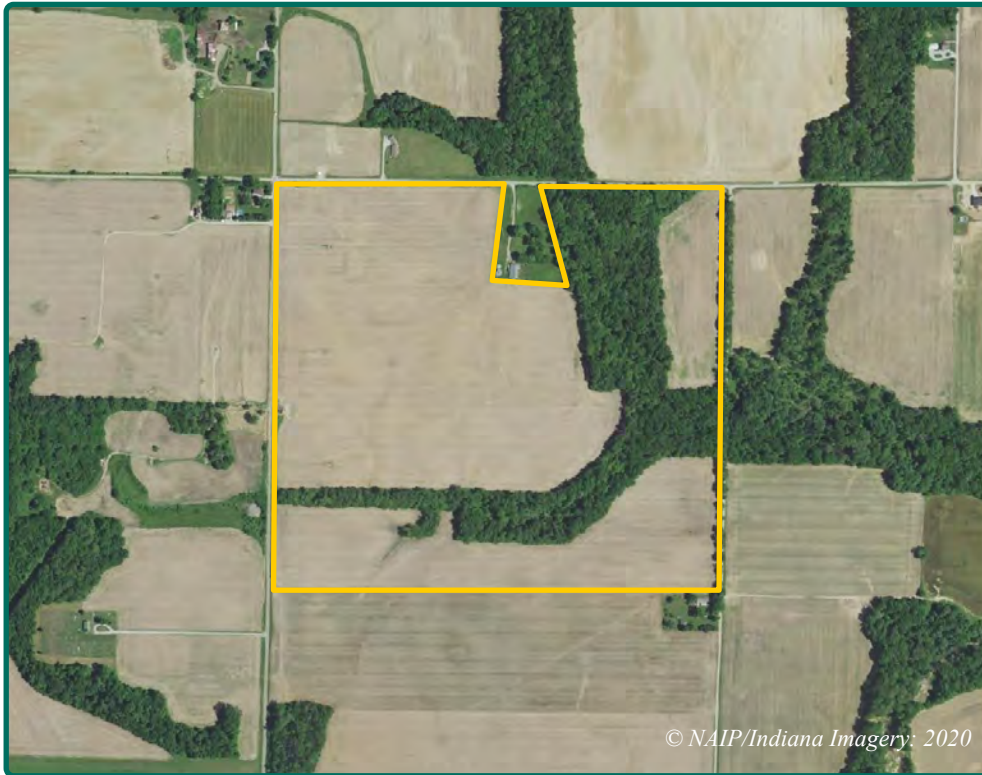


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FSA/Eff. Crop Acres:	106.93
Corn Base Acres:	60.56
Bean Base Acres:	44.73
Soil Productivity:	77.10 NCCPI

Property Information

139.95 Acres, m/l

Location

From Graysville: Go west on IN-154 W toward N Co. Rd. 900 W for 2.3 miles, then north on N Co. Rd. 1025 W for 1 mile, then west on W Co. Rd. 350 N/Co. Rd. 350 N for 0.3 miles, then north on N Co. Rd. 1050 W for 0.8 miles. Property is on the east side of the road.

Legal Description

The north part of the SE¼, except therefrom 16 acres of even width off the entire south side, and 4.05 acres, m/l building site, all in Section 11, Township 8 North, Range 11 West in the 2nd P.M., Sullivan Co., IN.

Price & Terms

PRICE REDUCED!

- ~~\$1,399,818.00~~ \$1,294,537.50
- ~~\$10,002.27/acre~~ \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$3,293.78*
Gross Acres: 144.00
Taxable Acres: 139.95*
Tax per Taxable Acre: \$23.54*
Tax Parcel ID #: Part of 77-05-11-000-011.000-016

**Taxes are estimated due to recent sale of building site totaling 4.05 surveyed acres. Sullivan County Treasurer/Assessor will*

determine final tax figures.

Lease Status

Contact agent for details.

FSA Data

Farm Number 1036, Tract 1909
FSA/Eff. Crop Acres: 106.93
Corn Base Acres: 60.56
Corn PLC Yield: 129 Bu.
Bean Base Acres: 44.73
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Alford, Ayrshire, Princeton, and Reesville. NCCPI on the FSA/Eff. Crop acres is 77.10. See soil map for details.

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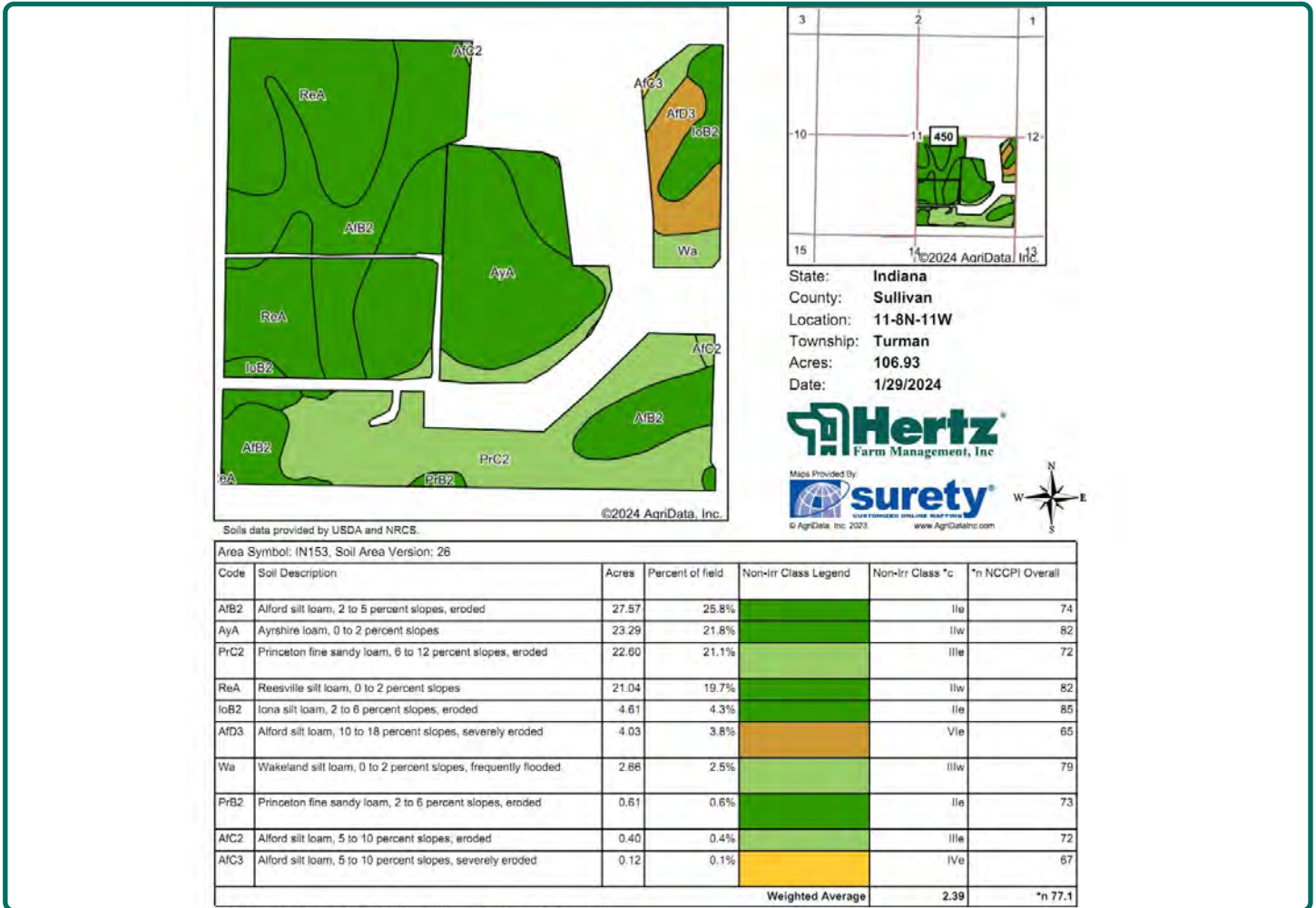
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Mineral Rights

An existing oil and gas lease will be transferred to Buyer. Contact agent for details.

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	67
2021	192	-
2020	-	57
2019	172	-
2018	-	49

Yield information is reported by crop insurance documents.

Land Description

Level to slightly rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Additional Land for Sale

Seller has an additional tract of land for sale located approximately 1 mile west of this property. See Additional Land Aerial Photo.

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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Summer 2023 - Northwest Corner looking Southeast



Summer 2023 - Northwest Corner looking Southeast

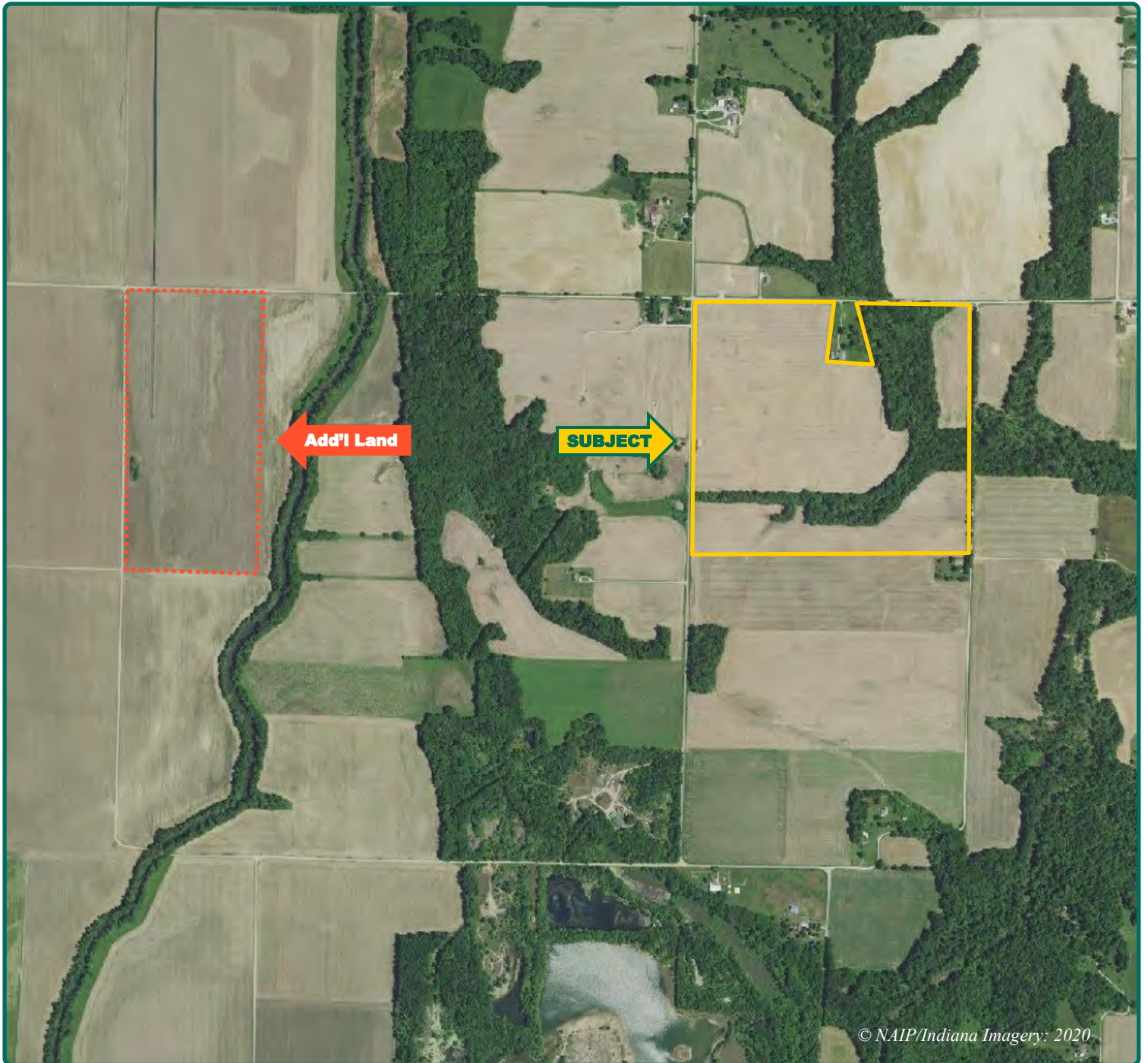


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Additional Land Aerial Photo



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