

KOSCIUSKO COUNTY, MONROE TOWNSHIP

LAND *For Sale*

38.80±
acres

5221 SOUTH 775 EAST, PIERCETON, IN 46562

DIRECTIONS: FROM US 30 / SR 13 INTERSECTION IN PIERCETON, GO SOUTH ON SR 13 FOR 3 MILES TO CR 650 EAST. TURN LEFT AND THEN IMMEDIATELY LEFT AGAIN ON CR 500 SOUTH. HEAD EAST FOR 1 MILE TO PROPERTY, WHICH STARTS AT THE INTERSECTION OF EAST 500 SOUTH & SOUTH 775 EAST. POTENTIAL BUILDING SITE SITS AT 5221 SOUTH 775 EAST.

DESCRIPTION:

Discover 38.80± acres of peaceful recreational land, offering the perfect blend of open space and natural beauty. This versatile property features an existing pole barn, a well, and a potential buildable site ready to go—ideal for your dream home, weekend retreat, or hunting cabin. The land has a nice mix of pines and hardwoods, including walnut trees, and 34.75± of the 38.80± acres is already enrolled in Classified Land, providing potential tax benefits. An open drainage outlet runs through the property, enhancing its natural habitat. Deer sign is plentiful, making it a prime spot for hunting or simply enjoying abundant wildlife in your backyard. With room for walking trails and outdoor exploration, this is a serene and scenic getaway waiting for your vision.

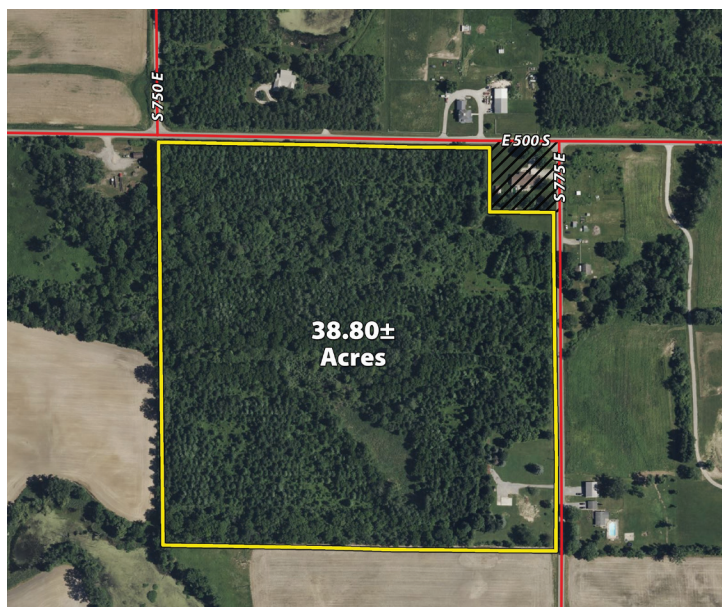
TOTAL PRICE: \$395,000.00



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. STURGIS-SC02K

HIGHLIGHTS

- School District = Whitko Community School Corporation
- Annual Taxes (Including Ditch Assessment) = \$543.79
- 38.80± Acres (34.75± Enrolled In Classified Land)
- Open Drainage Outlet Runs Through The Property
- Rolling Topography



TOTAL PRICE: \$395,000.00

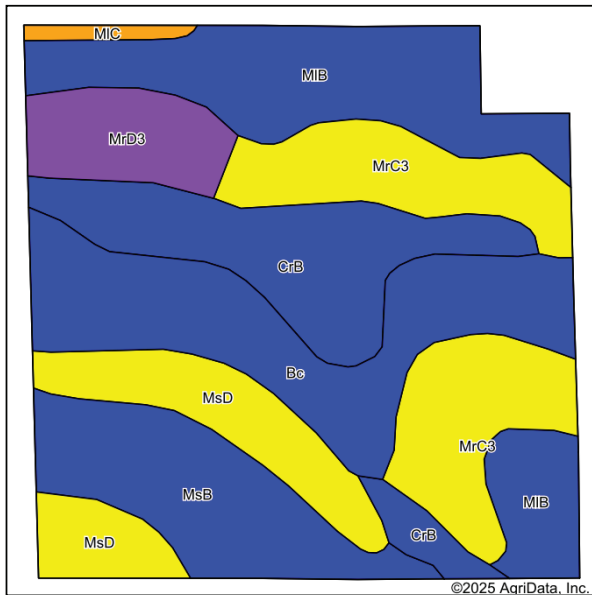
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SOILS MAP



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
MIB	Miami loam, 2 to 6 percent slopes	7.20	19.1%		Ile	144	17	5		10	48	63
Bc	Barry loam	6.93	18.4%		Ilw	175	23	6		12	49	70
MrC3	Miami clay loam, Saginaw lobe, 6 to 12 percent slopes, severely eroded	6.49	17.3%		IVe	110	16	4	7		39	51
CrB	Crosier loam, 1 to 4 percent slopes	5.63	15.0%		Ile	155		5		10	50	69
MsB	Miami-Owosso-Metea complex, 2 to 8 percent slopes	4.67	12.4%		Ile	135	19	5		9	47	64
MsD	Miami-Owosso-Metea complex, 10 to 25 percent slopes	4.09	10.9%		IVe	110	13	4		8	38	52
MrD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	2.30	6.1%		VIe	110	16	4	7		39	51
MIC	Miami loam, 6 to 12 percent slopes	0.31	0.8%		Ille	139	19	5	9		47	62
Weighted Average						2.82	138.6	15.2	4.8	1.7	45.2	61.3

TOPO CONTOURS MAP

