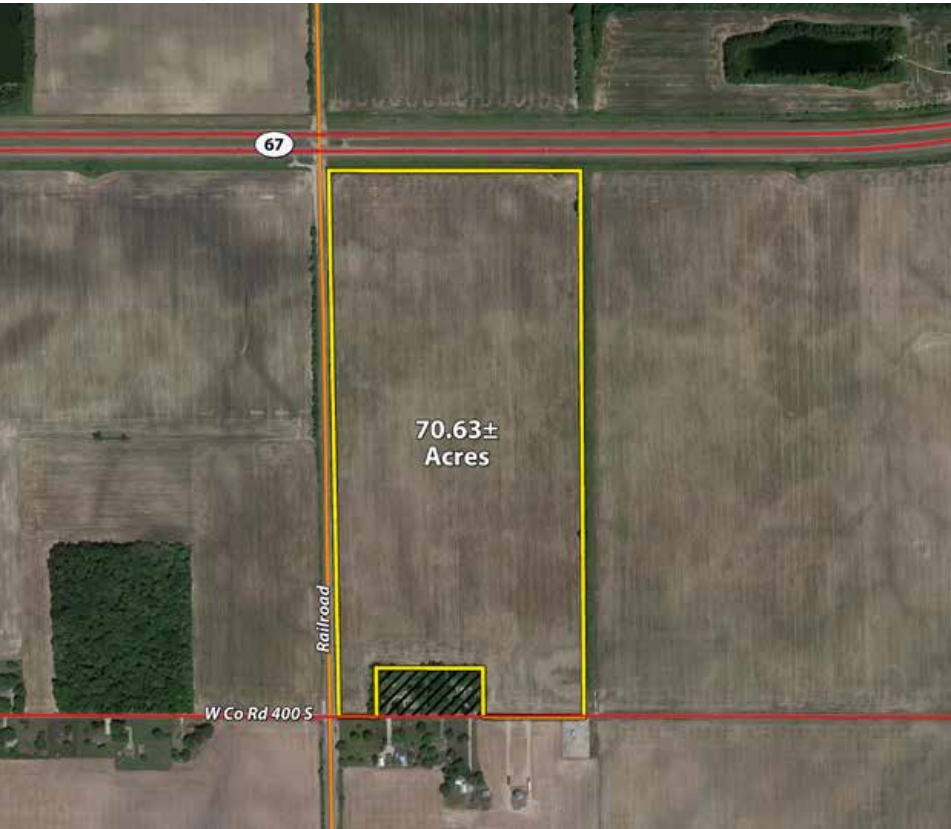


LAND FOR SALE

70.63± Acres

CR 400 South • Monroe Township • Delaware County, IN



LIST PRICE:
\$1,100,000 or \$15,500/ac

TOTAL ACREAGE: 70.63 acres

TILLABLE ACREAGE: 70.0± acres

PROPERTY LOCATION:

Near 300 W CR 400 South, Muncie, IN 47302.
From Muncie Bypass and Cowan Rd. on the south side of Muncie, travel south ½ mile to CR 400 South, then east ¾ to property on the north side of CR 400 South.

- 70.0± acres
- Quality Williamstown, Treaty and Crosby Soils
- Gently rolling topography
- Located in a top agricultural area
- Annual RE taxes approx. \$3,320, Annual Ditch Taxes: \$78.32
- 2026 Crop Rights to the Buyer

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

LINN • MS27D



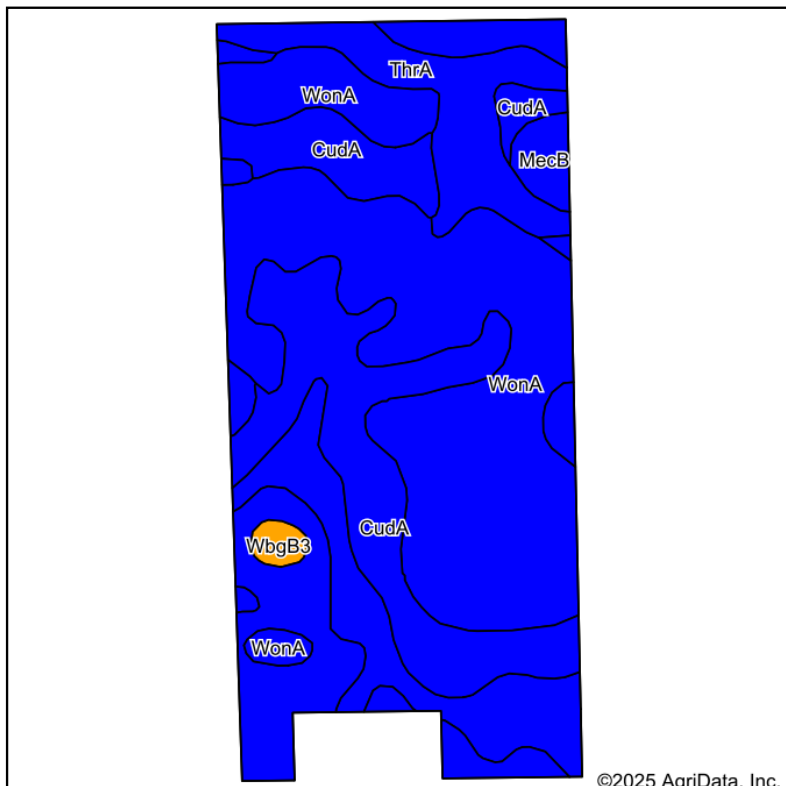
800.451.2709
[schraderauction.com/listings](https://www.schraderauction.com/listings)

Listing Agent:
MARK SMITHSON
765-744-1846 • mark@schraderauction.com

LAND FOR SALE

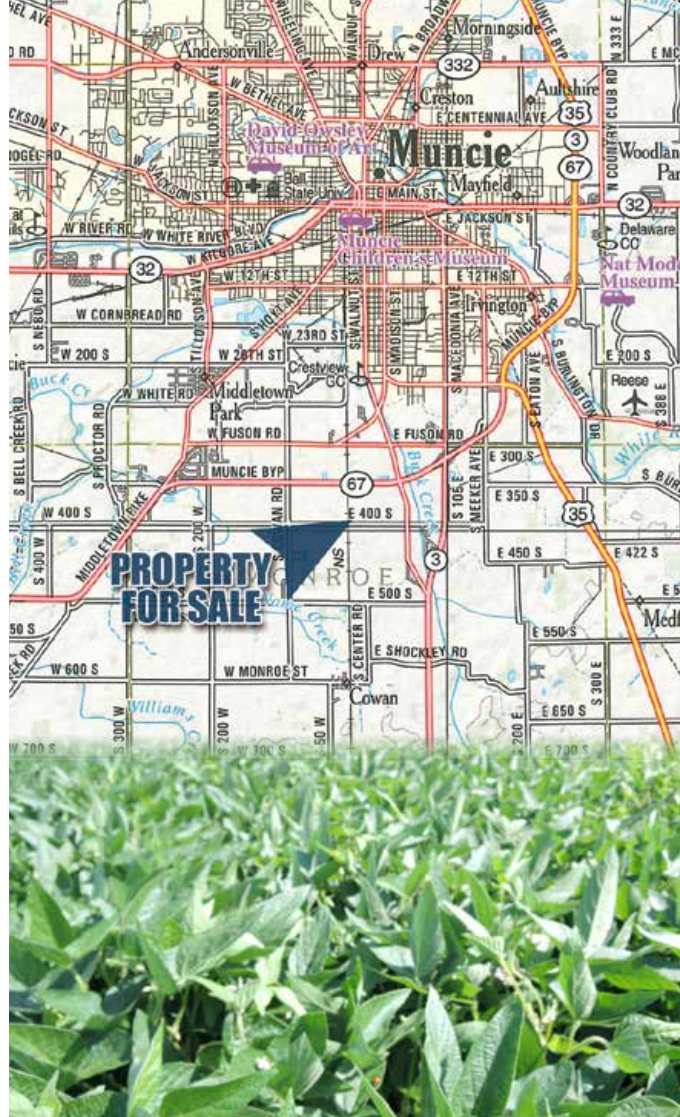
70.63± Acres

CR 400 South • Monroe Township • Delaware County, IN



Soils data provided by USDA and NRCS.

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LIST PRICE:
\$1,100,000 or \$15,500/ac

Area Symbol: IN035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
WonA	Williamstown silt loam, 0 to 2 percent slopes	28.06	40.8%		IIs	145	5	10	51	72
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	25.31	36.7%		IIw	142	5	9	52	55
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	13.78	20.0%		IIw	181	6	12	64	61
MecB	Martinsville loam, 2 to 6 percent slopes	1.20	1.7%		Ile	145	5	10	51	72
WbgB3	Wapahani clay loam, 1 to 5 percent slopes, severely eroded	0.57	0.8%		IIIe	136	5	9	47	61
Weighted Average					2.01	151	5.2	10	53.9	63.5

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