

FOR SALE

FLIP OVER
for next
PROPERTY

78+/-
Acres

76+/- Tillable Acres

LOCATION

Northwest corner State
Road 9 and 450 north

SCHOOL DISTRICT

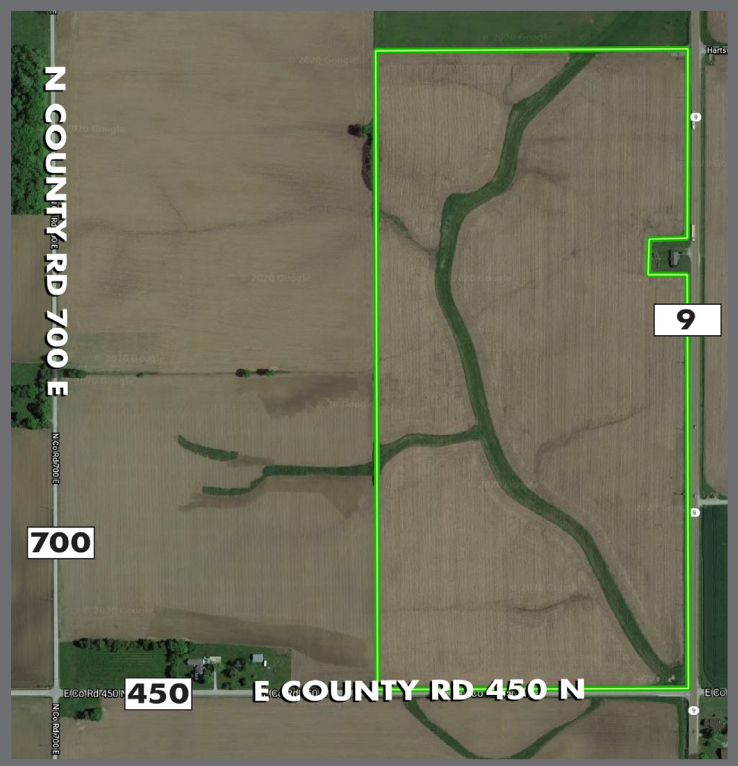
Flat Rock - Haw Creek
Schools

ZONING

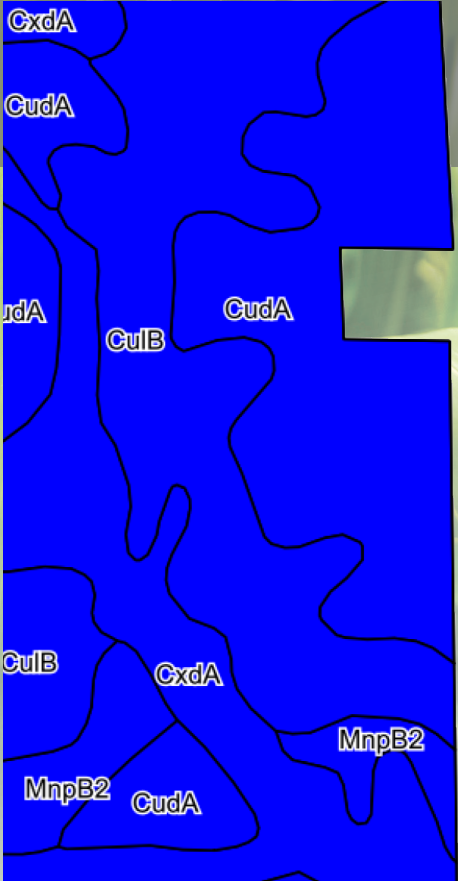
Agricultural

ANNUAL TAXES

\$2,446.42



Bartholomew County | Haw Creek Township



Code	Soil Description	Acres	Percent of Field	Corn	Soybeans
CudA	Crosby silt loam, 0 to 2 percent slopes	27.09	34.5%	138	46
CulB	Crosby-Williamstown silt loams, 2 to 4 percent slopes	23.24	30.3%	142	42
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	18.55	23.6%	185	65
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.92	7.5%	142	49
WufB2	Williamstown silt loam, 2 to 6 percent slopes, eroded	3.15	4.0%	142	48
Weighted Average Productivity Index				150.8	49.6

Productive Cropland
on State Road 9



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Michael Bonnell
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OWNER: Talkwhit, LLC
HALDERMAN
REAL ESTATE & FARM MANAGEMENT



FOR SALE

140+/- acres

40^{+/-} Wooded Acres

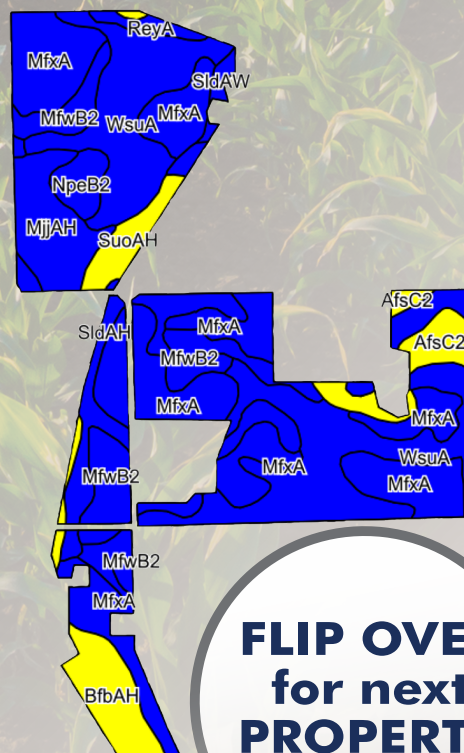
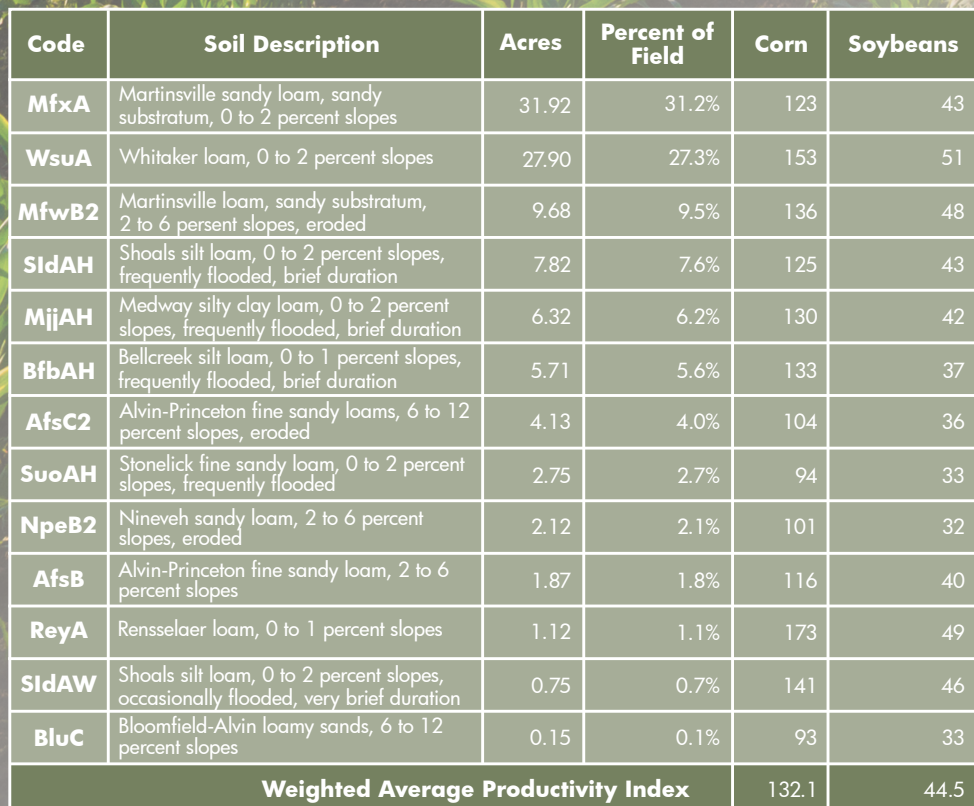
Bartholomew County Sand Creek Township

On 600 west
of US HWY 31

Bartholomew
Consolidated Schools

Agricultural

\$2,381.20



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800.424.2324 | www.halderman.com

