

# FOR SALE

**PRODUCTIVE FARMLAND and  
RECREATIONAL WOODED LAND**

**TOTAL FARM ACRES**

**60.99+/- Acres**

## PROPERTY LOCATION

On the south side of CR 200 S, approximately 1/4 mile E of CR 500 W

CR 200 South  
Winchester, IN 47394

## ZONING

Agricultural

## TOPOGRAPHY

Level to Gently Rolling

## SCHOOL SYSTEM

Randolph Central School Corporation

## ANNUAL TAXES

\$1,485.56

**Attractive  
Building  
Site**



**14.9+/- Total Acres**

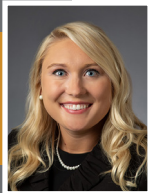
11.30+/- Tillable Acres

3.25+/- Woods & Creek Acres

— Ideal property for a small farm —



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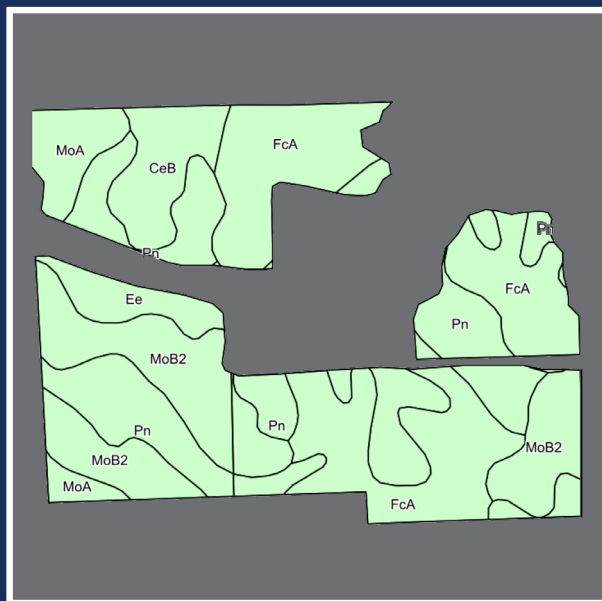
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**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | [www.halderman.com](http://www.halderman.com)

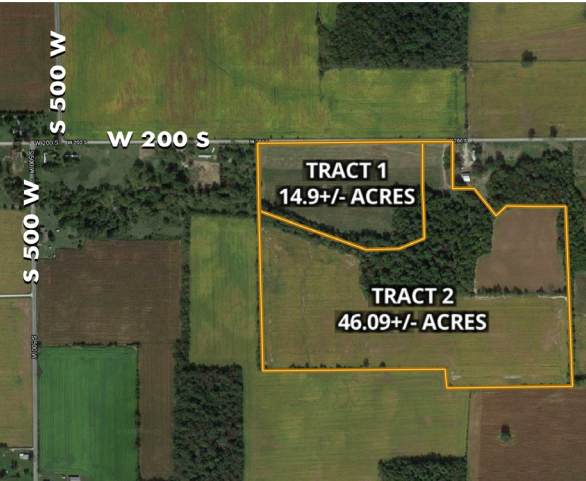
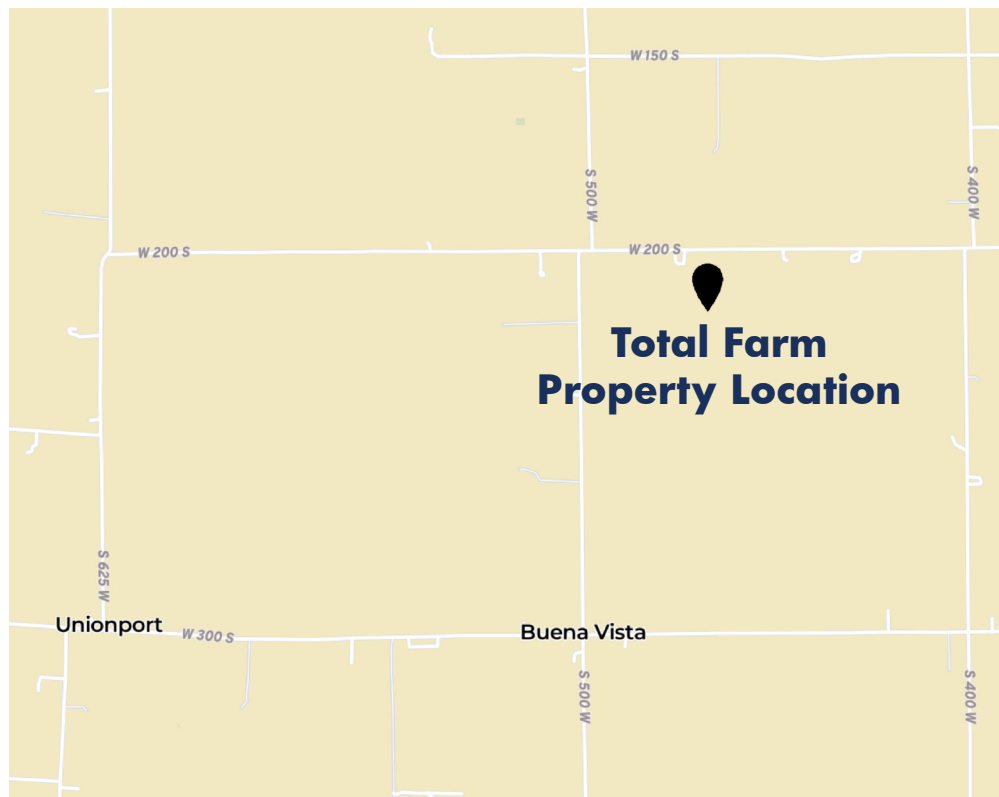




Code	Soil Description	Acres	Corn	Soybeans
<b>FcA</b>	Fincastle-Crosby silt loams, 0 to 2 percent	15.76	156	51
<b>Pn</b>	Patton silty clay loam, 0 to 2 percent slopes	13.44	172	50
<b>MoB2</b>	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	10.76	126	44
<b>CeB</b>	Celina silt loam, 1 to 4 percent slopes	3.27	117	41
<b>MoA</b>	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	2.85	131	46
<b>Ee</b>	Eel silt loam, frequently flooded	2.54	108	38
<b>Weighted Average Productivity Index (WAPI)</b>			147.2	47.5



**46.09+/- Acre property also available**



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\*COVID-19 SAFETY DETAILS CAN BE VIEWED AT [WWW.HALDERMAN.COM](http://WWW.HALDERMAN.COM)

