

FOR SALE

120+/- acres

98+/- Tillable Acres | 20+/- Wooded Acres

Bartholomew County Sand Creek Township



LOCATION

On 600 west
of US HWY 31

SCHOOL DISTRICT

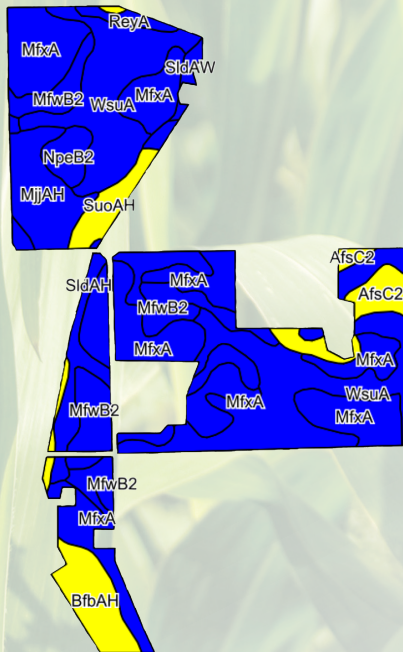
Bartholomew
Consolidated Schools

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

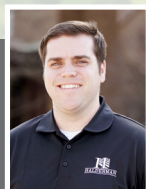
\$2,381.20



Code	Soil Description	Acres	Percent of Field	Corn	Soybeans
MfxA	Martinsville sandy loam, sandy substratum, 0 to 2 percent slopes	31.92	31.2%	123	43
WsuA	Whitaker loam, 0 to 2 percent slopes	27.90	27.3%	153	51
MfwB2	Martinsville loam, sandy substratum, 2 to 6 percent slopes, eroded	9.68	9.5%	136	48
SldAH	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	7.82	7.6%	125	43
MjAH	Medway silty clay loam, 0 to 2 percent slopes, frequently flooded, brief duration	6.32	6.2%	130	42
BfbAH	Bellcreek silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	5.71	5.6%	133	37
AfsC2	Alvin-Princeton fine sandy loams, 6 to 12 percent slopes, eroded	4.13	4.0%	104	36
SuoAH	Stonelick fine sandy loam, 0 to 2 percent slopes, frequently flooded	2.75	2.7%	94	33
NpeB2	Nineveh sandy loam, 2 to 6 percent slopes, eroded	2.12	2.1%	101	32
AfsB	Alvin-Princeton fine sandy loam, 2 to 6 percent slopes	1.87	1.8%	116	40
ReyA	Rensselaer loam, 0 to 1 percent slopes	1.12	1.1%	173	49
SldAW	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	0.75	0.7%	141	46
BluC	Bloomfield-Alvin loamy sands, 6 to 12 percent slopes	0.15	0.1%	93	33
Weighted Average Productivity Index				132.1	44.5



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OWNER: Talkwhit, LLC
HALDERMAN
REAL ESTATE & FARM MANAGEMENT