

FOR SALE

Pine Township ♦ Benton County



79.2 TOTAL ACRES

44.1 tillable acres

34.4 wooded acres

2500' of Big Pine Creek Frontage

PROPERTY LOCATION: 8219 E 300 S,
Oxford IN 47971

ZONING: Agricultural

ANNUAL TAXES: \$2,722

SCHOOL DISTRICT: Benton Community

HOUSE: 1282 sq. ft; 3 bd 1 bath

HE furnace with central air, continuous
flow water heater, 200A service

OUTBUILDINGS: 24x24 utility shed and a
10x30 storage building

CALL FOR PRICE

Don't miss this unique property with high
quality income producing farmland, a dream
woods along Big Pine Creek that is great for
hunting and fishing, and a nice farmhouse in
a secluded location



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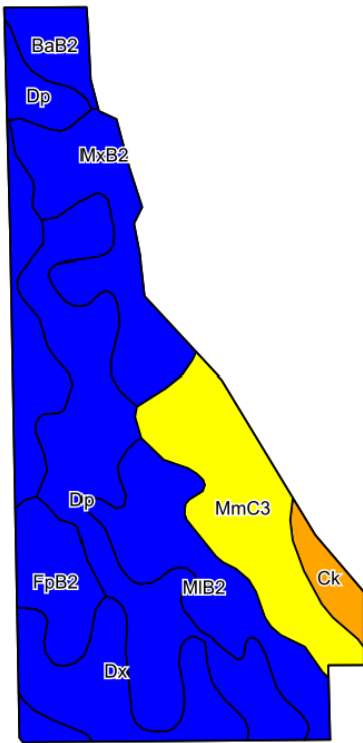
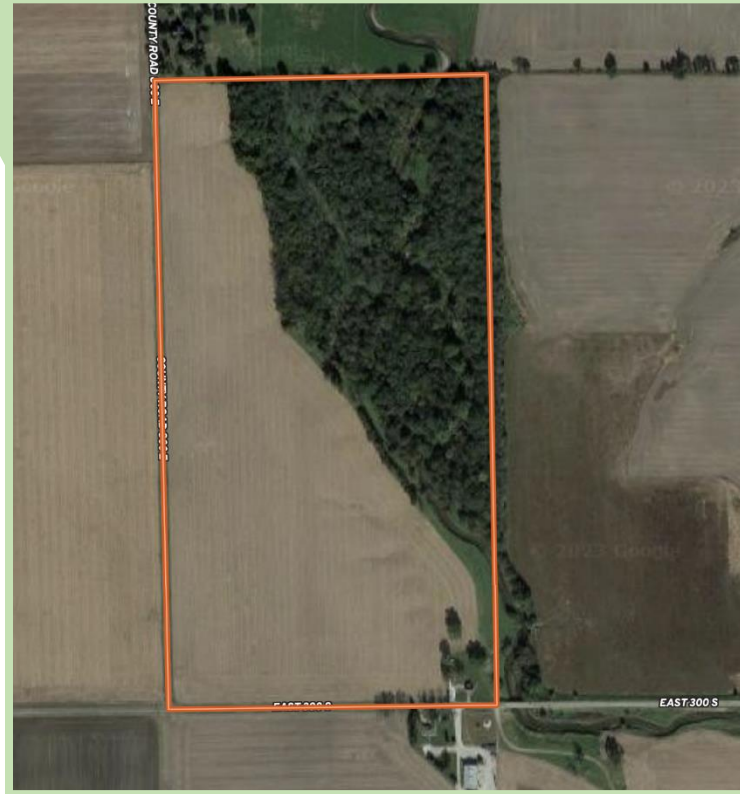


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu
Dp	Darroch silt loam, till substratum	12.44	28.2%		Ilw	160
Dx	Drummer silty clay loam, stratified sandy substratum	7.53	17.1%		Ilw	175
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	7.08	16.1%		IVe	121
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	5.75	13.0%		Ile	137
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.72	13.0%		Ile	142
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	2.76	6.3%		Ile	144
BaB2	Barce loam, 2 to 6 percent slopes, eroded	1.61	3.7%		Ile	141
Ck	Comfrey silty clay loam, sandy substratum, occasionally flooded	1.20	2.7%		Illw	150
Weighted Average					2.35	149

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