

INDIANA

ROBB TWP | POSEY CO

# FOR SALE

**54.096<sup>+/-</sup> ACRES • POSSIBLE HOME SITE**  
HUNTING & RECREATIONAL PROPERTY

**LOCATED NORTHWEST OF POSEYVILLE, IN -**

This scenic property offers an excellent setting for a home in the country; with a mix of cropland, grassland/food plots, growing timber, and great deer hunting!

Bordering an old abandoned railroad and at the end of Barrett Switch Road - offering a great recreational site for relaxation and enjoyment of the outdoors!

**LISTING PRICE: \$305,000**



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT  
800.424.2324 | halderman.com

VIEW MORE  
PROPERTY **INFO**  
AND **PHOTOS!**



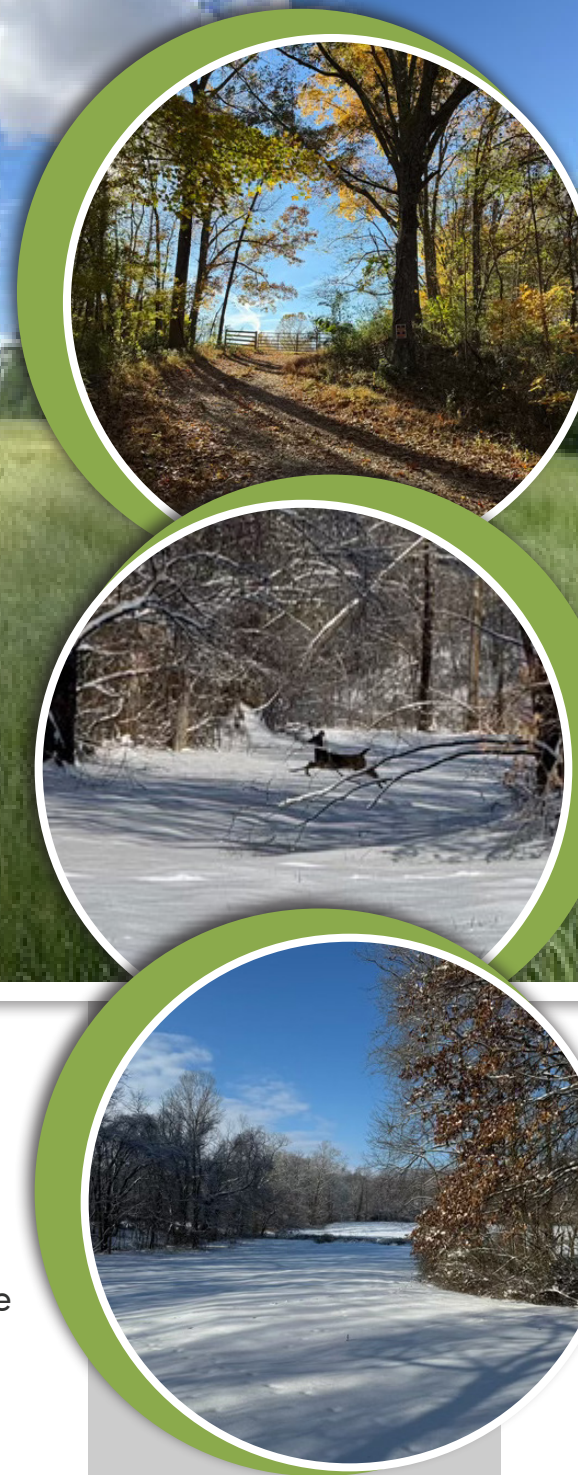
*Contact Todd today!*



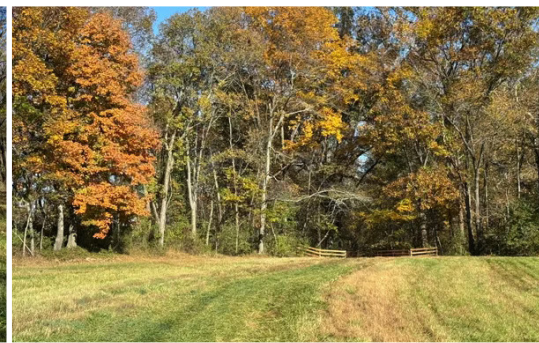
Todd Litten  
812.327.2466  
toddl@halderman.com



HLS# TML-13112 (25)







**LISTING PRICE: \$305,000**

### TRACT BREAKDOWN

26.25+/- Woods, 17.75+/- Tillable  
9+/- Pasture, 1.0+/- Building Site

### PROPERTY LOCATION

5 miles northwest of Poseyville, IN at the end of Barrett Switch Road along the east side of the old railroad bed and north of Overton Road in Robb Township, Posey County.

### SCHOOL DISTRICT

North Posey Schools

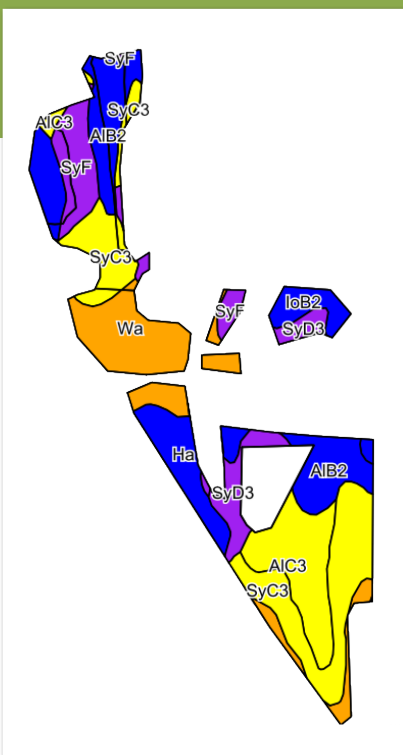
### ZONING









Agricultural

### ANNUAL TAXES

\$990

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| KEY   | SOIL DESCRIPTION   | ACRES | CORN         | SOYBEANS    |
|---|--|-------|--------------|-------------|
|  | SyD3 Sylvan silt loam, 6 to 12 percent slopes, severely eroded   | 6.35  | 140          | 49          |
|  | AIB2 Alford silt loam, 2 to 5 percent slopes, eroded             | 5.41  | 139          | 43          |
|  | Wa Wakeland silt loam, 0 to 2 percent slopes, frequently flooded | 4.87  | 119          | 39          |
|  | AIC3 Alford silt loam, 5 to 10 percent slopes, severely eroded   | 3.62  | 116          | 36          |
|  | SyF Sylvan silt loam, 18 to 40 percent slopes                    | 2.45  |              |             |
|  | Ha Haymond silt loam, wet substratum, frequently flooded         | 0.33  | 120          | 42          |
|  | SyD3 Sylvan silt loam, 12 to 18 percent slopes, severely eroded  | 1.90  | 125          | 44          |
|  | loB2 Iona silt loam, 2 to 6 percent slopes, eroded               | 1.12  | 155          | 54          |
| <b>WEIGHTED AVERAGE (WAPI)</b>  |  |       | <b>118.7</b> | <b>39.3</b> |