

INDIANA | WARREN CO | PRAIRIE TWP

# FOR SALE

## HIGH QUALITY TILLABLE LAND

**59.03<sup>+/-</sup> ACRES**

57.5<sup>+/-</sup> TILLABLE | 1.1<sup>+/-</sup> WOODS



**LOCATED: ALONG N 500 W, AMBIA, IN 47917** This large parcel of tillable land featuring road frontage along 500 W and located south of SR 26 is ideal for farmers or those seeking investment in Warren County.

View additional property details, photos and maps at [halderman.com/property-listings](http://halderman.com/property-listings).

**LISTING PRICE: \$850,000**



**HALDERMAN**

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# HIGH QUALITY TILLABLE LAND

59.03 +/- ACRES

**LISTING PRICE**  
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## TRACT BREAKDOWN

59.03 +/- TOTAL ACRES

57.5 +/- Tillable, 1.1 +/- Woods

0.4 +/- Non-Tillable

## PROPERTY LOCATION

On the east side of CR 500 W,  
1 1/4 mile south of State Road  
26 in Prairie Township, Warren  
County.

## ZONING

A-1 Agricultural

## PROPERTY TYPE

Farm

## TOPOGRAPHY

Gently Rolling

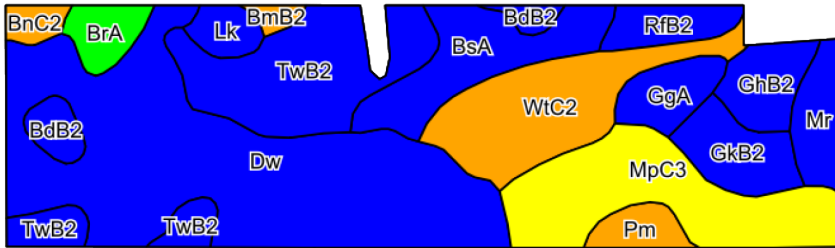
## ANNUAL TAXES

\$1,788.26 \*2024 due 2025

















 HLS#JRB-13124 (25)

## LEARN MORE ABOUT THIS LISTING

Access additional  
details, photos,  
and soils



## SOIL MAP

KEY	SOIL DESCRIPTION	ACRES
	Dw Drummer silty clay loam	18.50
	TwB2 Tuscola silt loam, till substratum, 2 to 6 percent slopes	7.71
	MpC3 Russell silt loam, 2 to 6 percent slopes	6.97
	WtC2 Williamstown-Rainsville silt loams, 6 to 12 percent slopes, eroded	5.77
	BsA Brenton silt loams, till substratum, 0 to 2 percent slopes	4.14
	GkB2 Glenhall silt loam, till substratum, 1 to 4 percent slopes, eroded	2.28
	GhB2 Glenhall silt loam, 1 to 4 percent slopes, eroded	1.86
	Mr Milford silty clay loam, pothole	1.70
	GgA Gilboa silt loam, 0 to 2 percent slopes	1.64
	RfB2 Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	1.45
	BsA Brenton silt loam, 0 to 2 percent slopes	1.23
	BdB2 Barce-Montmorenci silt loams, 2 to 6 percent slopes, eroded	1.21
	Pm Peotone silty clay loam, pothole	1.04
	Lk La Hogue silt loam, till substratum, 0 to 2 percent slopes	0.94
	BnC2 Billet sandy loam, 6 to 12 percent slopes, eroded	0.62
	BmB2 Billet sandy loam, 1 to 4 percent slopes, eroded	0.34