

# FOR SALE

**PRODUCTIVE CROPLAND • WOODS**

**107.71 +/- ACRES**

91.7 +/- TILLABLE • 14.7 +/- WOODS

## VERSATILE FARM OPPORTUNITY

Own this large tract of land with mostly tillable acreage and woods. A property well suited for owner-operators, investors, or recreational buyers. Contact us today to learn more.

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

**LISTING PRICE: \$1,299,000**



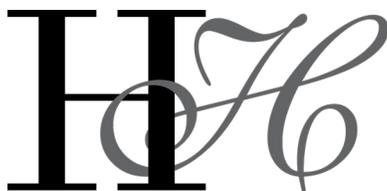
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**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

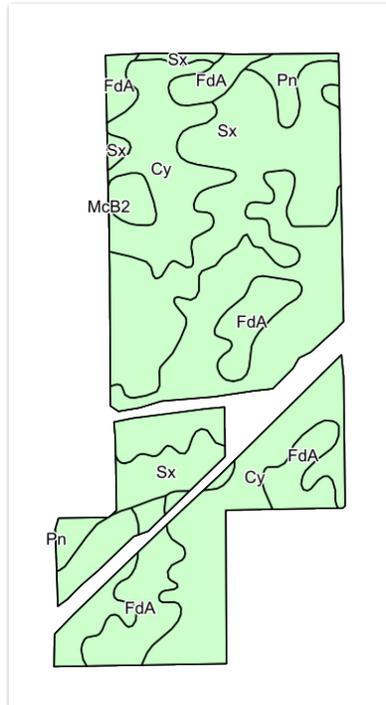


**Halderman-Harmeyer**  
Real Estate Services



# 107.71<sup>+/-</sup> ACRES • VERSATILE FARM

## PRODUCTIVE CROPLAND • WOODS



### LISTING PRICE

\$1,299,000

### PROPERTY LOCATION

Approx. 6675 E CR 400 N  
Michigantown, IN 46057

Northeast of Michigantown, IN along the south side of CR 400 N, approx. 0.5 miles east of SR 29 in Michigan Township, Clinton County.

### SCHOOL DISTRICT

Clinton Central Schools

### ZONING

A-1 Agricultural

### TOPOGRAPHY

Level

### PROPERTY TYPE

Farm, Residential

### ANNUAL TAXES

\$4,447.30

### DITCH ASSESSMENT

\$322.94

HLS#SFC-13194

### KEY SOIL DESCRIPTION

	ACRES	CORN	SOYBEANS
Cy Cyclone silt loam, 0 to 2 percent slopes	46.39	185	65
Sx Starks silt loam, 0 to 2 percent slopes	27.34	164	53
FdA Fincastle-Crosby silt loams, 0 to 2 percent slopes	14.64	156	51
Pn Patton silty clay loam, Tipton Till Plain, 0 to 2 percent slopes	3.35	173	61

**WEIGHTED AVERAGE (WAPI) 173.7 59**



Additional information including photos and drone flight are available at halderman.com.

SCAN



VIEW MORE PROPERTY  
INFO, PHOTOS AND  
DRONE FLIGHT.