

INDIANA | NEWTON COUNTY | GRANT TOWNSHIP

FOR SALE

PRODUCTIVE FARMLAND

173.36^{+/-} ACRES

169.3^{+/-} TILLABLE | 1.1^{+/-} BUILDING SITE



LOCATED ON 450 E, GOODLAND, IN

This large single parcel includes productive farmland of mostly tillable acreage. An ideal location situated in close proximity to SR 55 and US-Hwy 24. Featuring a one acre building site with a spacious pole building ideal for farmers or those seeking an opportunity for investment in Newton County. A showing of the property is available by appointment. Contact John today!



HALDERMAN

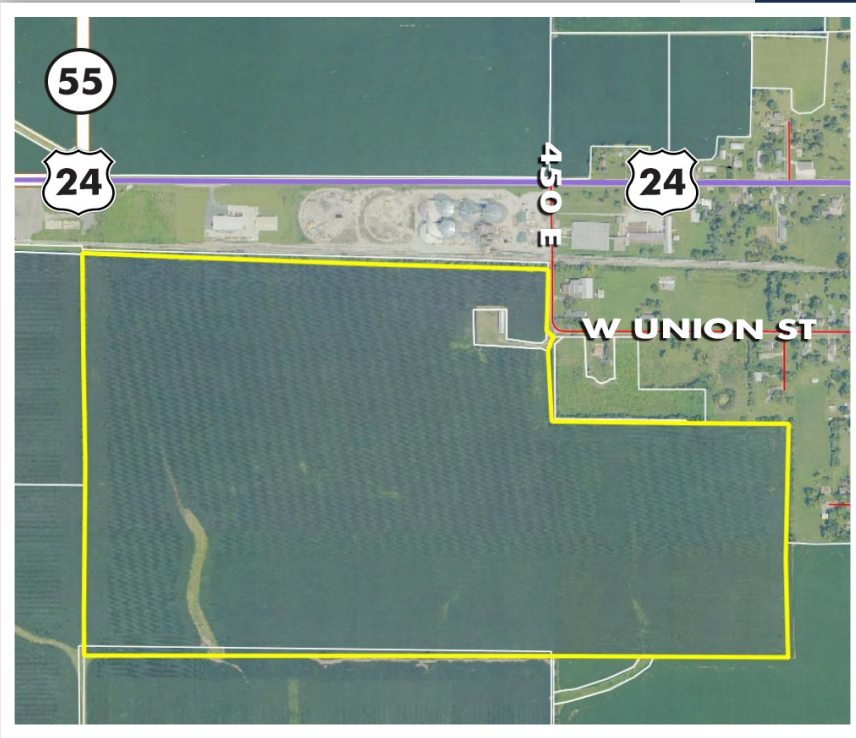
REAL ESTATE & FARM MANAGEMENT

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Real Estate, Farm Management

*Serving Indiana Counties: Benton,
Jasper, Newton, Tippecanoe, Warren,
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LISTING PRICE: \$2,775,000

TRACT BREAKDOWN

173.36+/- TOTAL ACRES

169.3+/- Tillable • 1.1+/- Building Site
2.9+/- Non-Tillable

BUILDING FEATURES:

32' x 128' Pole Building
12' Eave Height • Built 1962

PROPERTY LOCATION

16056 S 450 E, Goodland, IN 47948
in Grant Township, Newton County

TOPOGRAPHY

Level to Gently Rolling

ZONING

Agricultural

ANNUAL TAXES

\$6,976.34

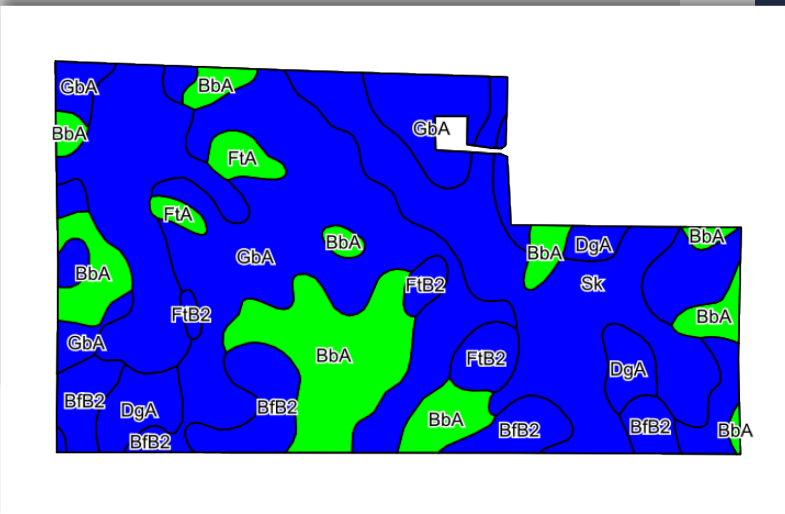
PROPERTY TYPE

Farm

DITCH

ASSESSMENT

\$61.06



SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
GbA	Gilboa-Odell complex, 0 to 2 percent slopes	59.57	149	46
Sk	Selma silty clay loam, till substratum	51.01	175	49
BbA	Barce-Corwin complex, 0 to 2 percent slopes	28.55	140	46
BfB2	Barce-Montmorenci complex, 1 to 4 percent slopes, eroded	14.60	133	44
DgA	Darroch loam, till substratum, 0 to 2 percent slopes	7.89	149	46
F1B2	Foresman silt loam, till substratum, 2 to 6 percent slopes, eroded	4.69	135	44
FtA	Foresman silt loam, till substratum, 0 to 2 percent slopes, eroded	2.98	140	46

WEIGHTED AVERAGE (WAPI) 153.4 46.7

HLS#JRB-13217 (26)

