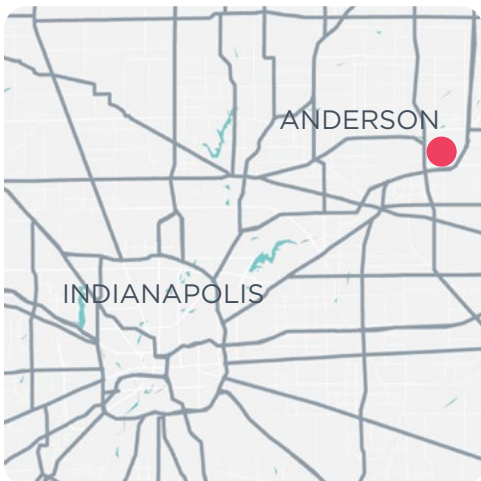




▶ ±225 ACRES FARMLAND IN ANDERSON, INDIANA



SALE PRICE

ID	ACREAGE	NON-TILLABLE	TILLABLE	\$/TAC	TOTAL
1	36.13	1.8	34.33	\$10,000	\$343,300
2	20.33	2.07	18.26	\$10,000	\$182,600
3	10.5	0	10.5	\$7,000	\$73,500
4	40.81	1.5	39.31	\$7,000	\$275,170
5	117.96	14.8	103.16	\$7,000	\$722,120
TOTAL	225.73	20.17	205.56	\$7,767	\$1,596,690

Parcels can be sold together or separately.

LEASE TYPE	AC	PER AC	ANNUAL
Cash Rent	205.56	\$200.00	\$41,112.00

9339 Priority Way West Drive
Suite 120
Indianapolis, IN 46240
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TRACT SUMMARY



AVAILABLE LAND

225.73 AC Total

Tillable: 205.56

Non-Tillable: 20.17AC

SALE PRICE

\$1,596,690

Farmland in the path of progress near industrial, retail, and residential zones in Anderson, Indiana.

- + Zoning: agricultural
- + Topography: level
- + Infrastructure: on site/adjacent
- + Parcels can be purchased together or separately

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 **RESOURCE**

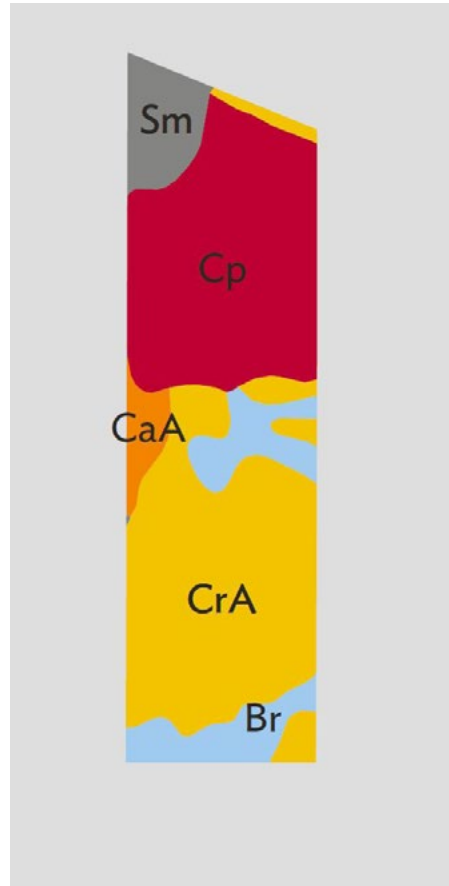
rcre.com

PARCEL 1

AC 36.13

NON-TILLABLE 1.8

TILLABLE 34.33



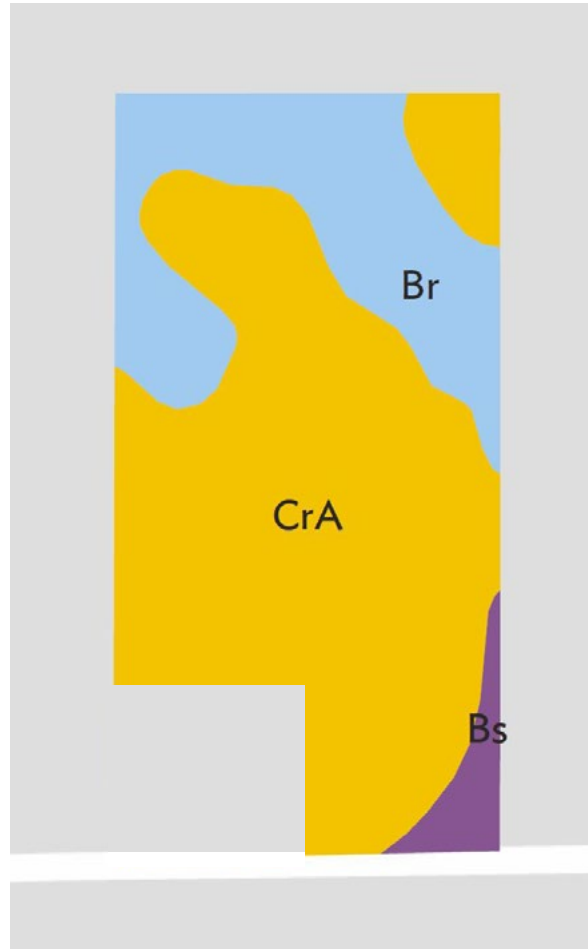
SOIL CODE	SOIL DESCRIPTION	PERCENTAGE OF FIELD
■ CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	43.0%
■ Cp	Clay pits	36.0%
■ Br	Brookston silt loam	10.3%
■ Sm	Sleeth silt loam, loamy substratum	7.8%
■ CaA	Camden silt loam, 0 to 2 percent slopes	3.0%

PARCEL 2

AC 20.33

NON-TILLABLE 2.07

TILLABLE 18.26



SOIL CODE	SOIL DESCRIPTION	PERCENTAGE OF FIELD
■ CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	72.7%
■ Br	Brookston silt loam	25.2%
■ Bs	Brookston silty clay loam, 0 to 2 percent slopes	2.0%

PARCEL 3

AC 10.5

NON-TILLABLE 0

TILLABLE 10.5



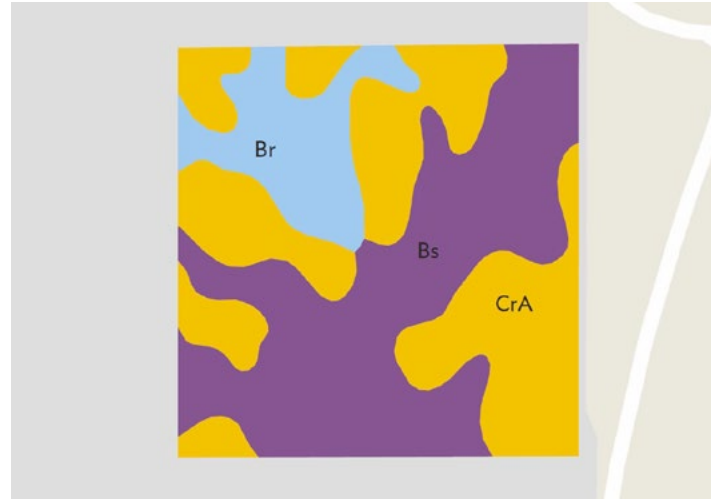
SOIL CODE	SOIL DESCRIPTION	PERCENTAGE OF FIELD
■ CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	92.6%
■ Bs	Brookston silty clay loam, 0 to 2 percent slopes	5.0%
■ Cp	Clay pits	1.2%
■ Br	Brookston silt loam	1.2%

PARCEL 4

AC 40.81

NON-TILLABLE 1.5

TILLABLE 39.31



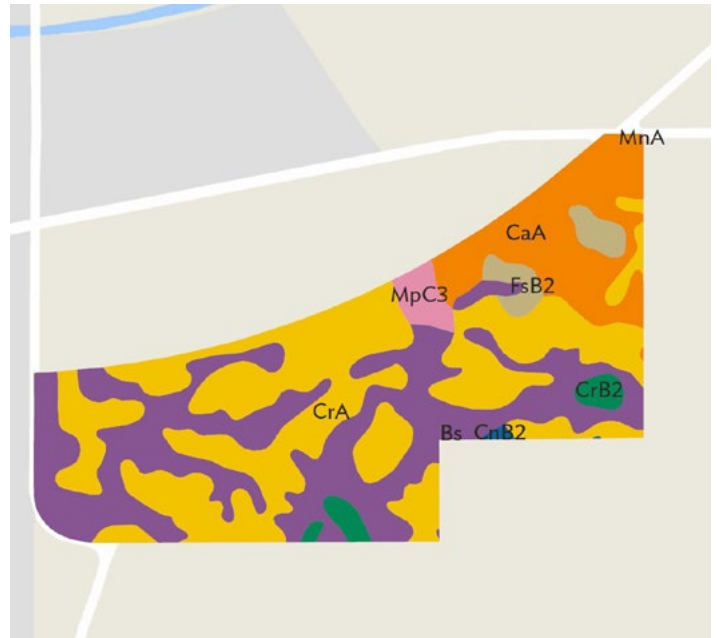
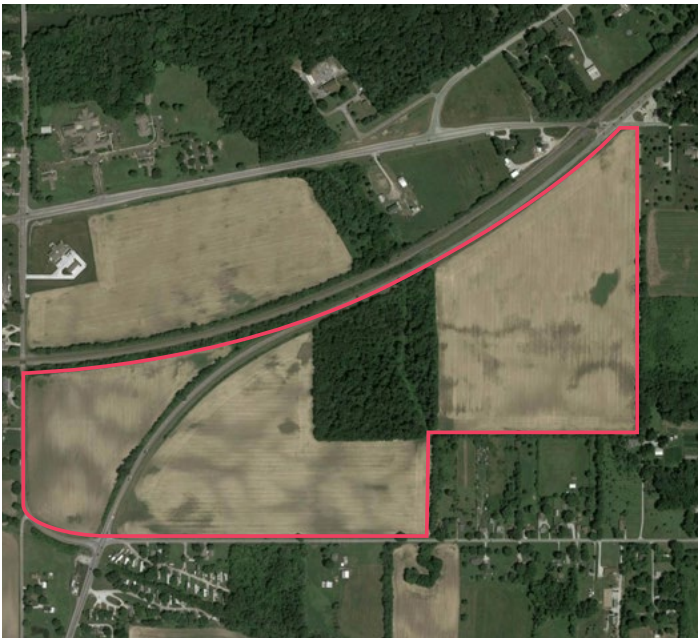
SOIL CODE	SOIL DESCRIPTION	PERCENTAGE OF FIELD
■ Bs	Brookston silty clay loam, 0 to 2 percent slopes	43.7%
■ CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	42.2%
■ Br	Brookston silt loam	14.1%

PARCEL 5

AC 117.96

NON-TILLABLE 14.8

TILLABLE 103.16



SOIL CODE	SOIL DESCRIPTION	PERCENTAGE OF FIELD
■ CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	42.6%
■ Bs	Brookston silty clay loam, 0 to 2 percent slopes	35.8%
■ CaA	Camden silt loam, 0 to 2 percent slopes	14.6%
■ FsB2	Fox silt loam, till substratum, 2 to 6 percent slopes, moderately eroded	2.8%
■ CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	2.1%
■ MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	2.0%
■ CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	0.1%
■ MnA	Miami silt loam, 0 to 2 percent slopes	0.0%

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in #growAnderson

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