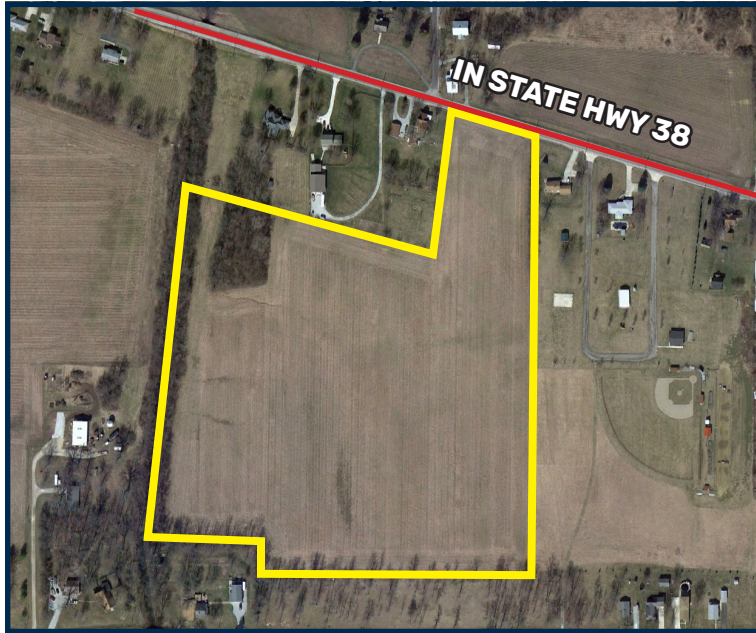


FARMLAND FOR SALE

Madison County, Indiana



30± ACRES

Asking Price: \$6,000/Acre

Property Description

A quality Madison Co. farm that is nearly all tillable and has a CYR of 150.2.

Acreage

30.264± assessed acres with 28.14± tillable acres

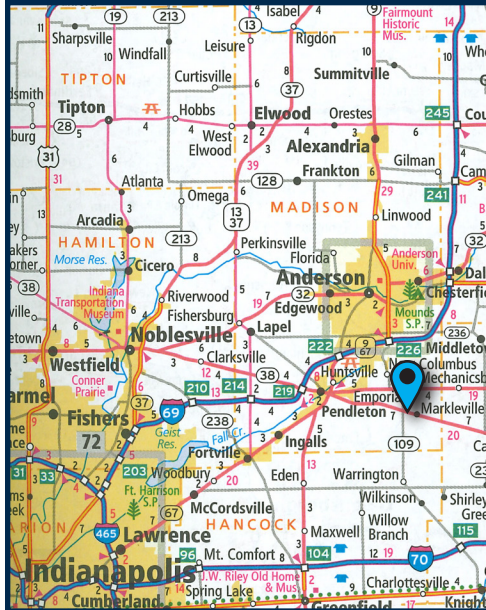
Location & Directions

Section 28, Adams Township, Madison County (T18N-R8E)

- Directly adjacent to the west side of Markleville
- 5± miles south of Anderson
- 20± miles northeast of Indianapolis

From the intersection of IN State Highway 109 and IN State Highway 38, travel east on IN State Highway 38 for 0.6 miles and the farm will be on the south side of the road.

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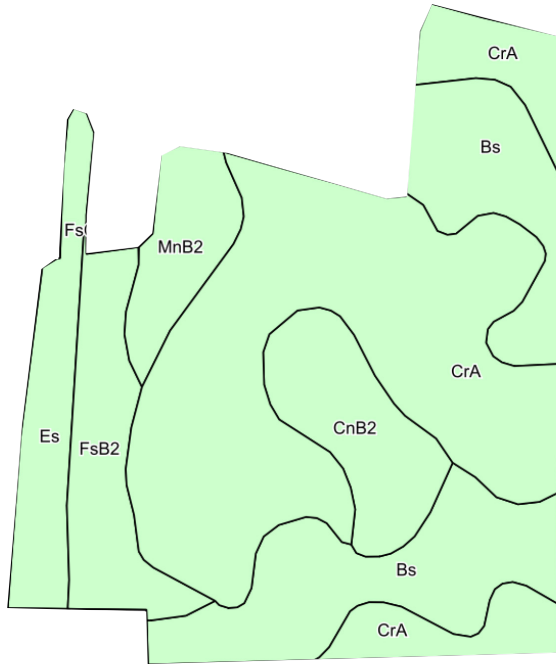
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FARMLAND FOR SALE

Madison County, Indiana



Soil Map



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Code	Soil Description	Acres	Percent of field	Corn	Winter wheat	Soybeans	Pasture	Alfalfa hay	Wheat	*n NCCPI Corn	*n NCCPI Soybeans
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	12.96	46.1%	154	69	51	10			53	51
Bs	Brookston silty clay loam, 0 to 2 percent slopes	6.47	23.0%	173	70	51	12			74	76
FsB2	Fox silt loam, till substratum, 2 to 6 percent slopes, moderately eroded	2.52	9.0%	126	63	44	8			66	63
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	2.44	8.7%	125	52	40	8	4	43	40	35
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	2.18	7.7%	127	18	44	8			59	54
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	1.57	5.6%	135	61	48	9			56	48
Weighted Average		150.2		62.8	48.7	9.9	0.3	3.7	*n 58.5	*n 56.5	

Open Lease for 2020!

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AGENCY: MWA Auctions and Real Estate & The Wendt Group are the exclusive agents of the seller.

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