

# LAND FOR SALE

PIPE CREEK TOWNSHIP • MADISON COUNTY, INDIANA

# 36± acres

**PRICE:**  
**\$17,000/ACRE**

*From the Intersection of SR 13/SR 37 on the south side of Elwood, Go South on CR 900 W approx. 1 mile to the property.*

- **Mostly Tillable**
- **High Quality Soils**
- **Good Drainage Outlet**

- **TYPE OF PROPERTY:** Farm
  - **TILLABLE:** 31± Acres
  - **WOODS:** 4± Acres
  - **DITCH TAX:** Approx. \$5.45/Acre
  - **REAL ESTATE TAXES:** Approx. \$33/Acre
- TERMS:** Cash



Area Symbol: IN095, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Cy	Cyclone silt loam, 0 to 2 percent slopes	16.69	47.6%		IIw	185	6	13	65	75	
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	9.23	26.3%		IIw	154	5	10	51	69	
Kc	Kokomo silty clay loam, 0 to 2 percent slopes	7.53	21.5%		IIw	167	6	11	49	67	
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	1.59	4.5%		Ile	134	5	9	44	60	
<b>Weighted Average</b>						<b>2.00</b>	<b>170.7</b>	<b>5.7</b>	<b>11.6</b>	<b>56.9</b>	<b>71</b>

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

DEUTSCH - RW77M