

# 80 Acre Grain Farm



**TYPE OF FARM:** Grain  
**TOTAL ACRES:** 80  
**TILLABLE ACRES:** 75.5±  
**ROADS & WASTE:** 4.5

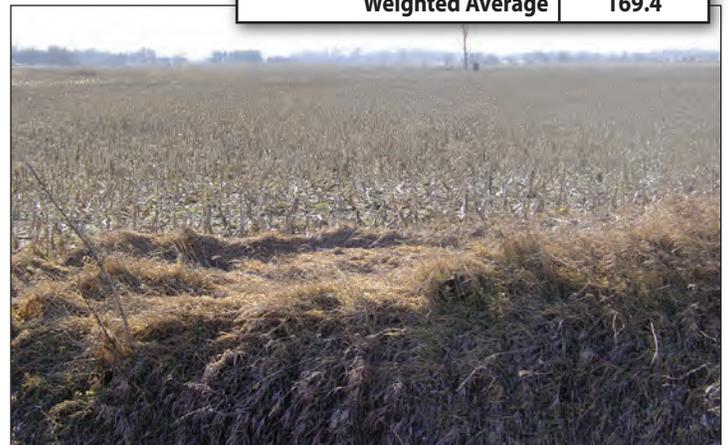
**SECTION:** 21  
**TWP:** Center  
**COUNTY:** Boone  
**STATE:** Indiana

**REDUCED PRICE PER ACRE:** \$8,750  
**REDUCED PRICE:** \$700,000

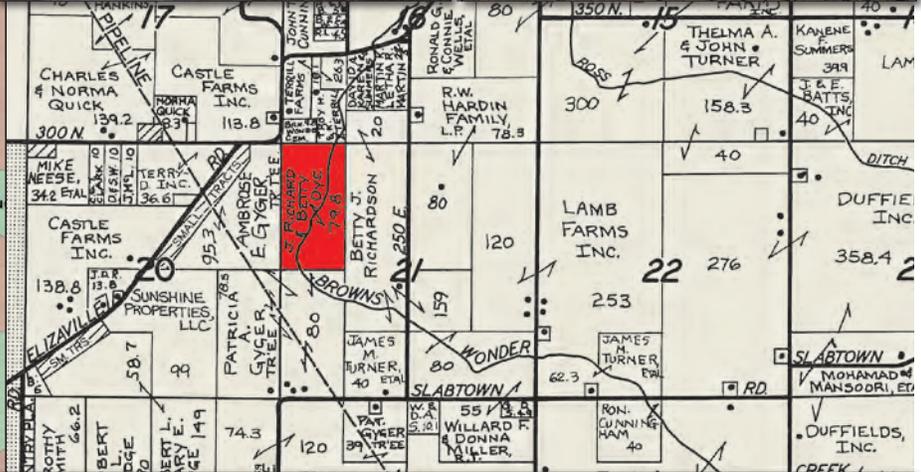
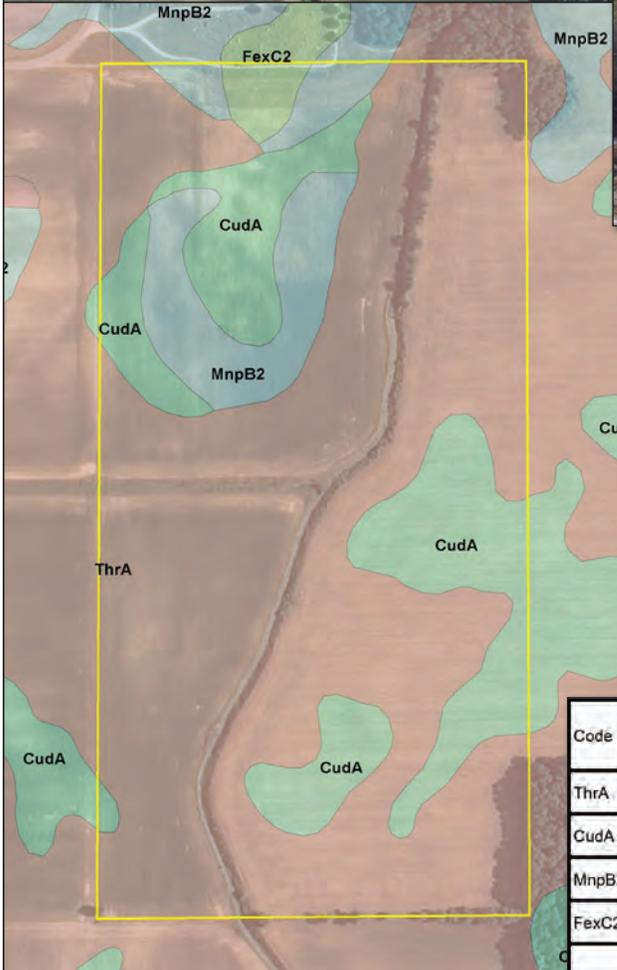
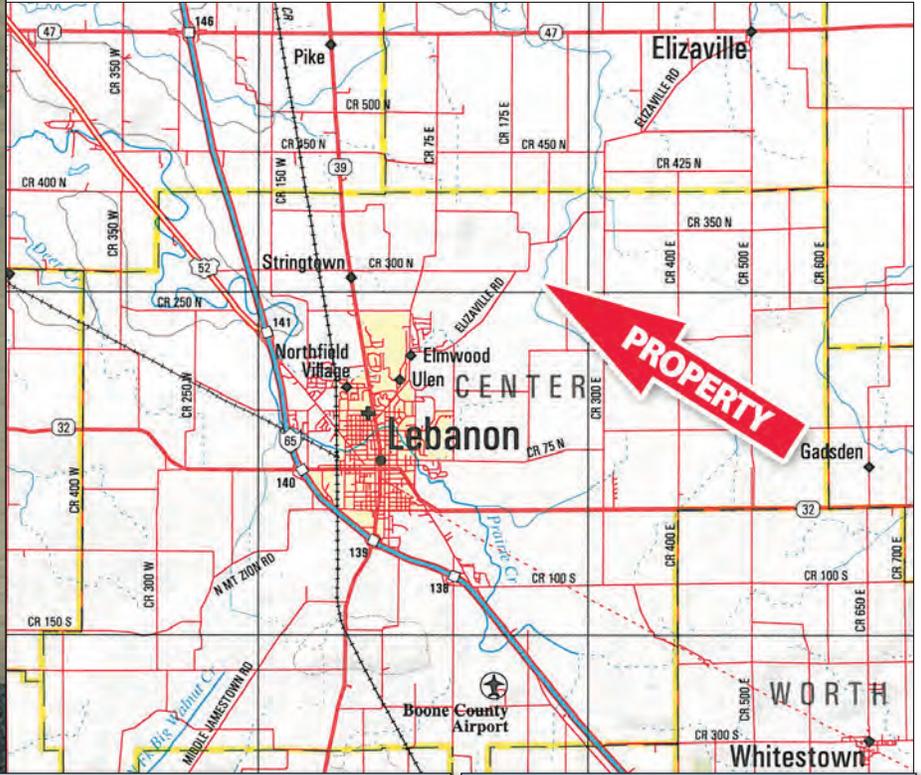
**OWNER:** Richard Dye  
**ADDRESS:** 1211 Eastside, Springfield, OH  
**CURRENT LEASE TERMS:** 2013  
**DIRECTIONS TO PROPERTY:** Approximately 2 miles east of Lebanon, IN on SR 32 to CR 300E then 3¾ mile north to Elizaville Road, then southwest 1 mile to the property.  
**POSSESSION DATE:** After 2013 harvest.  
**ZONING:** Ag  
**FENCING:** None

**IMPROVEMENTS:** None

Soil Types		Yield Index
Treaty silty clay loam	52 Ac	183
Crosby silt loam	15 Ac	141
Miami silt loam	7.3 Ac	141
Fox loam	1 Ac	93
<b>Weighted Average</b>		<b>169.4</b>



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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	56.7	71.0%	<span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span>	llw	183	6.1	12	53	74
CudA	Crosby silt loam, 0 to 2 percent slopes	14.9	18.7%	<span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span>	llw	141	4.6	9.3	46	63
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	7.3	9.1%	<span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span>	lle	141	4.6	9.2	49	63
FexC2	Fox loam, 6 to 12 percent slopes, eroded	1	1.2%	<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	lle	93	3	6.1	33	47
<b>Weighted Average</b>						<b>170.2</b>	<b>5.6</b>	<b>11.2</b>	<b>51.1</b>	<b>70.6</b>