

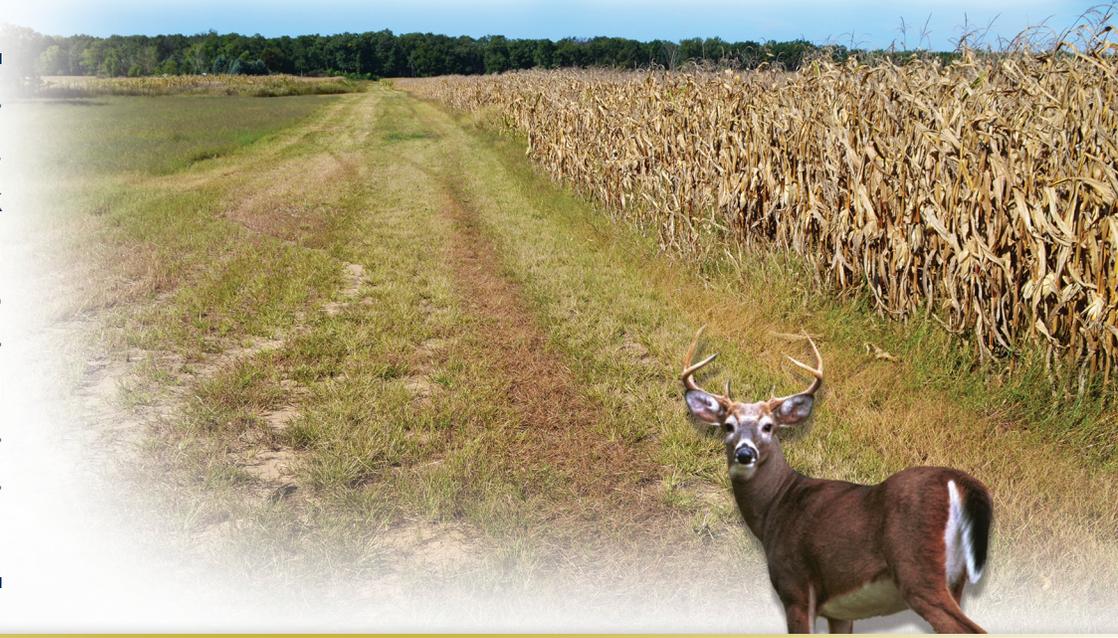
For Sale

CROPLAND, HUNTING/RECREATIONAL & POTENTIAL BUILDING SITE

• VACANT LAND ON 400 W, MOROCCO, IN • NEWTON COUNTY

• 98± TOTAL ACRES • 83± CROPLAND ACRES • 8± ACRES OF WOODS

This property has a lot to offer with productive cropland, woods with many mature oak trees and some pines along with cleared trails. There is lots of deer activity and the property is located across the road from Willow Slough. Also consider the potential for a beautiful, secluded home site.



Possession Date: At closing subject to tenant rights for the 2019 crop.

Listing Price: *\$5,500 per acre*

Directions To Property: From Enos at the intersection of US 41 and State Road 14, go south on US 41 1 ½ miles to County Road 50 S. Go west on 50 S for 1 mile to 400 W. Then go south on 400 W approximately 1 ¼ miles to the property on the east side of the road.



- **2018 Real Estate Taxes Payable 2019: \$2,050.00**
- **Drainage Assessments: Salisbury Open \$213.24**
Beaver Creek \$98.00

- **Zoning: Ag - Agriculture**
- **School District: North Newton School Corporation**
- **Elec. Source: Newton County REMC**

Owners: Joseph E. Warrick, Judy A. Rabideau & Joan M. Raff

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

Warrick-Rabideau-Raff • JH/MWW04N

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Since 1944 **SCHRADER**

800-451-2709
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Listing Agents:
Matt Wiseman • 219-689-4373
Jim Hayworth • 765-427-1913

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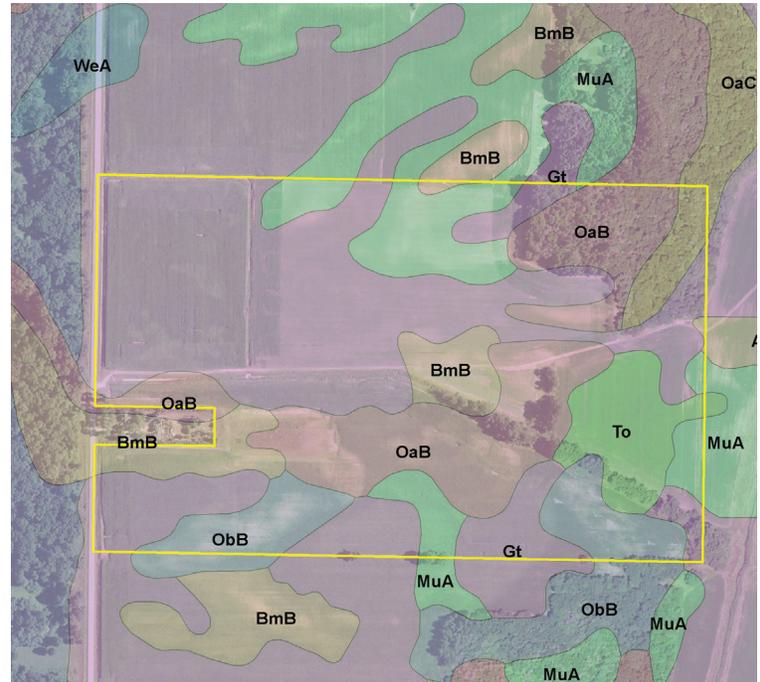
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AERIAL MAP



SOIL MAP



LOCATION MAP



FSA DATA:

Farm #2379 – Tract #10547

Farmland – 97.24 acres

Cropland – 83.01 acres

Corn Base Acr.: 80.3 PLC Yield - 122



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