

# LAND For Sale

• CROPLAND • HUNTING • RECREATIONAL

**TOTAL PRICE: \$460,000**

Newton County, IN • 5± Miles Easterly of Morocco • 5± Miles Northeast of Brook

**40± TOTAL ACRES - 1 TRACT**



**PROPERTY DETAILS:** This property has a nice mix of income producing cropland and wildlife habitat for the hunting enthusiasts. There is heavy deer activity and this property should be walked to appreciate the features it offers. Presently 25.6± acres are cropped. FSA considers there to be 34.67 cropland acres and 38.97 DCP cropland acres (**Contact listing agent for more information**). Much of the property borders are lined with evergreen trees which provide privacy as well as wildlife habitat. The southwest portion has a sizeable area of grasses and trees for more habitat. The property is within the Newton County Regional Water and Sewer District. A water line of Newton County Regional Water and Sewer District is located on the north side of CR 500 S and a sanitary sewage treatment plant is approximately ¼ mile to the east.

**Contact the listing agent for an appointment to meet and view the property.**

#### DIRECTIONS TO PROPERTY:

From east of Morocco at the junction of US 41 and SR 114, go east on SR 114 approximately 3 ¾ miles to CR 150 E. Go south on CR 150 E for 1 mile to CR 500 S. Go east on CR 500 S approximately 1 mile to the property on the south side of the road.

**ADDRESS:** Vacant land on E. 500 S. Brook, IN 47922. NW 1/4 of the NE 1/4 S. 33, T29N, R8W, Jackson Twp., Newton Co., IN

#### FSA INFO:

**Cropland: 34.67 Acres**

**DCP Cropland: 38.97 Acres**

**Corn Base Acres: 34.7**

**PLC Yield: 118**

See Listing Agent for additional FSA Information!

- **RE Tax: 2022 Payable 2023**  
\$1,014.92/year
- **Drainage Assessments:** \$130.64
- **Terms** - Cash
- **Zoning** - Ag
- **Topography** - Undulating
- **Possession** - At closing, subject to Tenant Rights for the 2023 crop
- **Elec. Source** - Newton County REMC

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

Margie's Properties, LLC • MWW14N



**800.451.2709**  
schraderauction.com/listings

**Listing Agent: MATT WISEMAN**  
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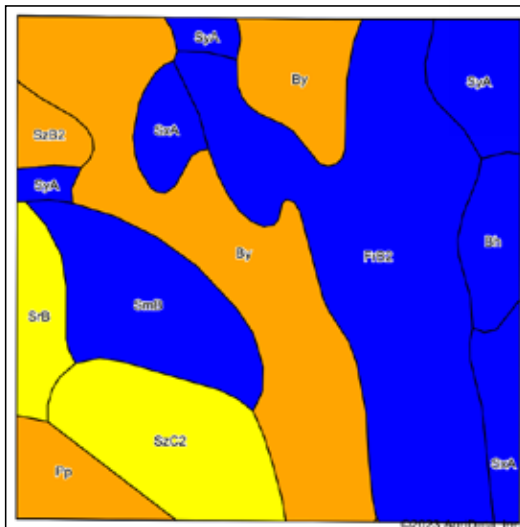
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Area Symbol: IN111, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume pasture AUM	Oats Bu	Grass legume hay Tons	Corn Bu	Soybeans Bu	Pasture AUM	Winter wheat Bu
FB2	Foresman fine sandy loam, silt substratum, 2 to 6 percent slopes, eroded	11.89	29.3%		Ile				5	131	42	9
By	Bryce silty clay, 0 to 2 percent slopes	10.87	26.7%		Ihw	7	71	4	140	47		56
Smb	Simonin loamy sand, 1 to 3 percent slopes	4.00	10.0%		Ile				5	126	41	8
SzC2	Swygert variant-Simonin complex, 6 to 15 percent slopes, eroded	3.99	10.0%		IVe				4	108	36	8
ByA	Swygert silty clay loam, 0 to 2 percent slopes	2.37	5.9%		Ihw	7	70	4	140	46		56
SxA	Sumava-Ridgeville-Odeil complex, 0 to 2 percent slopes	2.17	5.4%		Ihw				4	119	34	8
Pp	Pectone silty clay loam, pothole	1.48	3.7%		Ihw				5	165	44	11
SrB	Sparta loamy fine sand, 1 to 4 percent slopes	1.42	3.6%		IVs				3	81	25	5
Bh	Barry-Gifford complex	1.39	3.5%		Ihw				6	162	41	11
SzB2	Swygert variant-Simonin complex, 2 to 6 percent slopes, eroded	0.71	1.8%		Ile				4	121	40	8
<b>Weighted Average</b>						<b>2.99</b>	<b>2.3</b>	<b>23.2</b>	<b>4.5</b>	<b>130.9</b>	<b>41.8</b>	<b>5.8</b>

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