

# LAND FOR SALE

PIPE CREEK TOWNSHIP • MADISON COUNTY, INDIANA

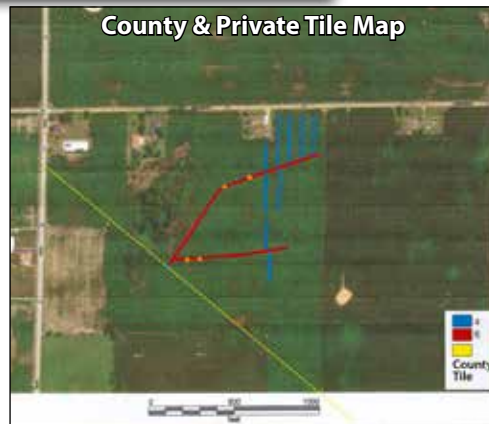
# 36± acres

**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**

- **WAPI: 171.4**
- **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	16.17	55.2%		IIw	185	6	13	65	75	
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	8.77	29.9%		IIw	154	5	10	51	69	
Kc	Kokomo silty clay loam, 0 to 2 percent slopes	2.89	9.9%		IIw	167	6	11	49	67	
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	1.46	5.0%		Ile	134	5	9	44	60	
<b>Weighted Average</b>						<b>2.00</b>	<b>171.4</b>	<b>5.7</b>	<b>11.7</b>	<b>58.2</b>	<b>71.7</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