

INDIANA | CLINTON CO | WASHINGTON TWP

FOR SALE

QUALITY TILLABLE CROPLAND



60.611 +/- ACRES

NORTH OF FRANKFORT, IN

LOCATED: (APPROX) 3305 W FARMERS GRAVEL RD, FRANKFORT, IN 46041

Opportunity to own this very nice, mostly tillable farm with over 57^{+/-} tillable acres. Great opportunity for farm investment or potential to acquire acreage for a home or mini farm.

View additional property details and a drone flight at halderman.com/property-listings.

LISTING PRICE: \$727,325.00

Contact us today!



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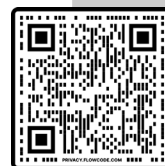
800.424.2324
halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services



DRONE FLIGHT & MORE!

Access additional photos, drone footage, and further details about this property.

LISTING PRICE

\$727,325.00

TRACT BREAKDOWN

60.611 +/- TOTAL ACRES

57.8 +/- Tillable

1.3 +/- Woods

1.511 +/- Roads/Other

PROPERTY LOCATION

North of Frankfort, IN along CR 300 W and Farmers Gravel Road in Washington Township, Clinton County.

Approx. 3305 W Farmers Gravel Rd
Frankfort, IN 46041

PROPERTY TYPE

Farm

SCHOOL DISTRICT

Clinton Prairie Schools

TOPOGRAPHY

Level to Gently Rolling

ZONING

Agricultural

ANNUAL TAXES

\$1,991

 HLS# SFC-13072 (24)



VIEW FROM N CR 300 W



VIEW FROM W FARMERS GRAVEL RD



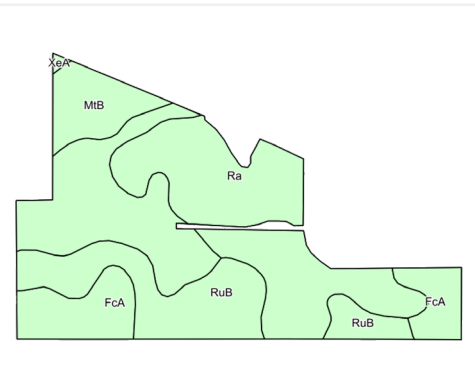
VIEW FROM THE NORTHWEST



VIEW FROM THE EAST



TILLABLE SOIL MAP



| KEY | SOIL DESCRIPTION | ACRES | CORN | SOYBEANS |
|-----|---|-------|------|----------|
| FcA | Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes | 20.50 | 168 | 62 |
| Ra | Ragsdale silt loam, 0 to 2 percent slopes | 20.29 | 185 | 56 |
| RuB | Russell silt loam, 2 to 6 percent slopes | 12.18 | 156 | 54 |
| MiB | Miami-Crosby silt loams, 2 to 6 percent slopes | 4.66 | 147 | 50 |
| XeA | Xenia silt loam, 0 to 2 percent slopes | 0.15 | 154 | 54 |

WEIGHTED AVERAGE (WAPI) 169.7 57.2