

FOR SALE

CROPLAND • POTENTIAL BUILDING SITES

20.305^{+/-} ACRES

14.441^{+/-} TILLABLE • 3.1^{+/-} WOODS

LOCATED: INTERSECTION OF STATE ROAD 234

AND STATE ROAD 109 Opportunity to own productive tillable cropland with great road frontage featuring potential building sites in the Eastern Hancock Community School Corporation. Great possibilities for farming tillable cropland or to build your dream home

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

LISTING PRICE: \$21,000/ACRE



Contact us today!



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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

\$21,000/ACRE

TRACT BREAKDOWN

20.305+/- TOTAL ACRES

14.441+/- Tillable

3.1+/- Woods

2.121+/- Roads/Other

0.643+/- Ditch River

PROPERTY LOCATION

In the northeast quadrant of the intersection of SR 234 and SR 109 in Brown Township, Hancock County.

SCHOOL DISTRICT

Eastern Hancock Community School Corporation

TOPOGRAPHY

Level to Gently Rolling

ZONING

Agricultural

ANNUAL TAXES

\$351.80



WEST TRACT FROM E



WHOLE FARM FROM SOUTHEAST



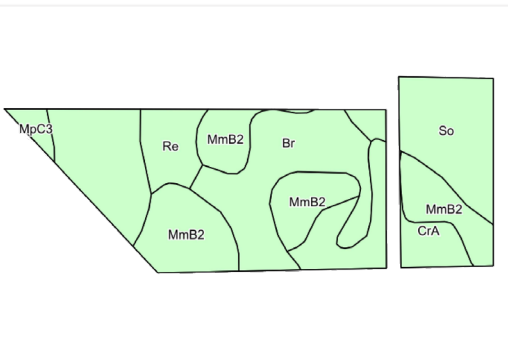
WEST TRACT FROM SOUTHEAST



EAST TRACT FROM SOUTH



HLS# LAP-13081 (25)



SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
So	Sloan silty clay loam	6.04	150	40
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.65	142	49
Br	Brookston silty clay loam, 0 to 2 percent slopes	4.28	173	51
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	2.44	142	52
Re	Rensselaer silty clay loam	1.29	175	49
MpC3	Miami complex, 6 to 12 percent slopes, severely eroded	0.36	125	44

WEIGHTED AVERAGE (WAPI) 152.8 47

