

LAND FOR SALE

120± Acres, Vigo County, Indiana
Offered at \$475,000

Highlights:

- Productive soils
- Would qualify for various wetland programs
- Hunting opportunities

A-18500

Property Location: Head west from Highway 63 on County Road Darwin Ferry, approximately six miles to intersection "T" at Clark Prevo. The land is on the west side of the intersection.

Legal Description: SE 1/4 SE 1/4 Section 23 and N 1/2 NE 1/4 Section 26, Township 10 North, Range 11 West



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For additional information, please contact:

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Property Information

Property Description: 120± acres, 117 acres tillable along the Wabash River in Vigo County, Indiana. The land qualifies for various USDA wetlands programs and offers excellent hunting opportunities. The soils are very productive although subject to flooding.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	100.7 acres	98 bushels
Soybeans	15.4 acres	59 bushels
Grain Sorghum	.7 acres	33 bushels

Taxes: \$2,359.88

Farm Data:

Cropland	117 acres
Other	<u>3 acres</u>
Total	120 acres

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ge	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	32.5	27.22	2w
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	6.4	5.37	2w
Pe	Petrolia silty clay loam	0.2	0.13	3w
Ee	Eel silt loam, 0 to 2 percent slopes, frequently flooded	19.5	16.36	2w
Ar	Armiesburg silty clay loam	60.7	50.92	2w
TOTALS		119.2	100%	2.0

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