

# LAND FOR SALE

**160± Acres, Benton County, Indiana  
Offered at \$2,033,000**

#### Highlight Features:

- Highly productive soils with a high percentage of Chalmers silty clay loam
- Lease free for 2022
- Income-producing meteorological tower in place plus wind lease option



**Property Location:** This farm is located in the northeast corner of the 800 S and 100 E intersection in Benton County.

**Legal Description:** Southwest Quarter (SW ¼) of Section 26, Township 24 North, Range 8 West, Benton County, Indiana, containing 160 +/- acres. (Parcel ID: 04-13-26-300-004.000-010)

**Property Description:** This farm contains excellent soil types and high yield potential. The high quality of this farm will appeal to investors in an area with outstanding tenants, as well as farm owners/operators. Additional income currently comes from the meteorological tower on the east half of the farm, and a wind turbine option is in place.

#### Improvements:

- House (1928) Sold "As-Is"
- Detached Garage (1955)
- Steel Grain Bin (1985)
- Tool Shed (Unknown)
- Open Car Shed (2015)
- Corn Crib (1955)

#### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	76.5 acres	158 bushels
Soybeans	76.5 acres	49 bushels

**2021 Taxes:** \$4,374.06



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Map Symbol	Name	Non-IRR LCC Corn Beans Acres			
Ch	Chalmers silty clay loam	IIw	190	54	53.5
Dp	Darroch silt loam, till substratum	IIw	160	49	36.3
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	IIe	144	47	21.4
Sh	Selma silty clay loam, till substratum	IIw	175	49	20.2
OlA	Odell silt loam, 0 to 2 percent slopes	IIw	153	47	12.3
Do	Darroch silt loam	IIw	158	49	6.3
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	IIe	141	46	3.6
Pn	Peotone silty clay loam, undrained	Vw			1.9
BaB2	Barce loam, 2 to 6 percent slopes, eroded	IIe	141	46	0.8
Total			166.9	49.6	156.2



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.