

LAND FOR SALE

23.96+/- Acres, Owen County, Indiana
Offered at \$203,600



- Highlight Features:**
- Small Tract with Productive Soils
 - Municipal Water and Natural Gas
 - Beautiful Potential Homesite
 - Easy Commute to Spencer, Bloomington, Ellettsville

L-2200282

Property Location: South of Spencer, Indiana on Old Ellettsville Road to County Road 200 E (Freeman Road).

Legal Description: W1/2 SE Section 34, Township 10 North, Range 3 West, containing 23.96A (a.k.a. TRACT A3)



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For additional information, please contact:

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Property Information

Property Description: Small farm with tillable, productive soils and/or a potential home site south of Spencer, Indiana on Freeman Road. Municipal water and natural gas is available at county road. Just a short commute to Spencer, Bloomington or Ellettsville.



Farm Data:

Cropland 23.00 acres
 Other .96 acres
 Total 23.96 acres

Taxes: \$840

Price: \$203,600

Aerial Photo



Soil Map



Area Symbol: IN119, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans	
DfnA	Dubois silt loam, 0 to 2 percent slopes	17.98	82.5%		IIw	136	46	62	61	
HccB2	Haubstadt silt loam, 2 to 6 percent slopes, eroded	2.96	13.6%		IIe	121	42	51	42	
AloB2	Ava silt loam, 2 to 6 percent slopes, eroded	0.44	2.0%		IIe	131	46	45	34	
CkkC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	0.41	1.9%		IVe	102	36	36	24	
Weighted Average						2.04	133.2	45.3	*n 59.7	*n 57.2



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.