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

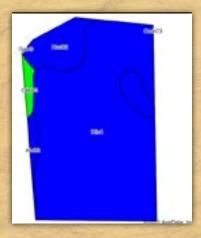
Price: \$203,600



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			*n NCCPI Corn	*n NCCPI Soybeans
DfnA	Dubois silt loam, 0 to 2 percent slopes	17.98	82.5%		llw	136	46	62	61
HccB2	Haubstadt silt loam, 2 to 6 percent slopes, eroded	2.96	13.6%		lle	121	42	51	42
AloB2	Ava silt loam, 2 to 6 percent slopes, eroded	0.44	2.0%		lle	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.