



For
Sale

74± acres

White Co., IN



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 74± total acres, 29.6± tillable acres, balance in timber

Location: 3± miles east of Monon, IN, on SR 16 and CR 300 E; 9± miles north of Reynolds, 18± southeast of Rensselaer

Legal: Part of Section 13, Monon Township (T28N), Range 4 West, White County, Indiana

Improvements: None

FSA Data:

	Base Ac.	Direct Yield	CC Yield
Corn	19.3	107	107
Soybeans	10.3	31	31

Soils: See Soils Map

RE Taxes: \$703.44 (appx. \$9.51/ac.)

PIN: 91-84-13-000-000.300-013

Other: Indiana Michigan Power line easement lies 50 ft. on either side of power lines on the west end of property.

Price: \$250,000

Terms: Cash

Management: Professional farm management available

Contact Sid E. Holderly, Associate Broker

SEHappraiser@comcast.net

Tel: (219) 984-5665

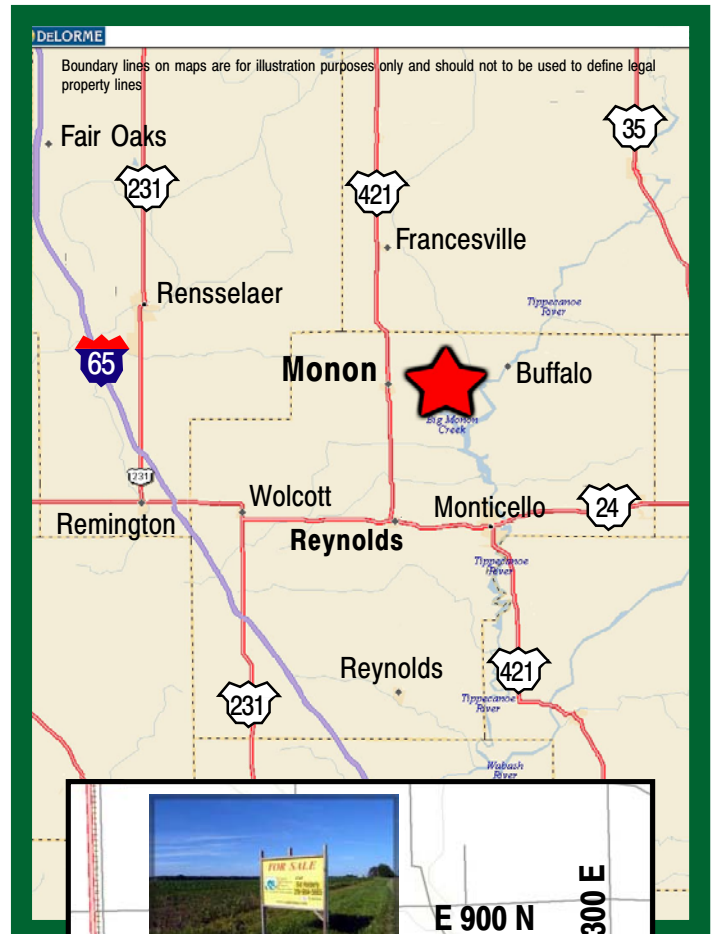
Fax: (866) 640-6803

509 N. Main

Reynolds, Indiana 47980

Designated Agent for Seller

Main Office: 4424 Vogel Road, Suite 400
Evansville, Indiana 47715



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

SR16 Farm

74± acres
White Co., IN

Aerial Map



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



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Maps provided by:



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13-28N-4W
White County
Indiana

map center: 40° 52' 17.78, 86° 49' 12.12
scale: 5380



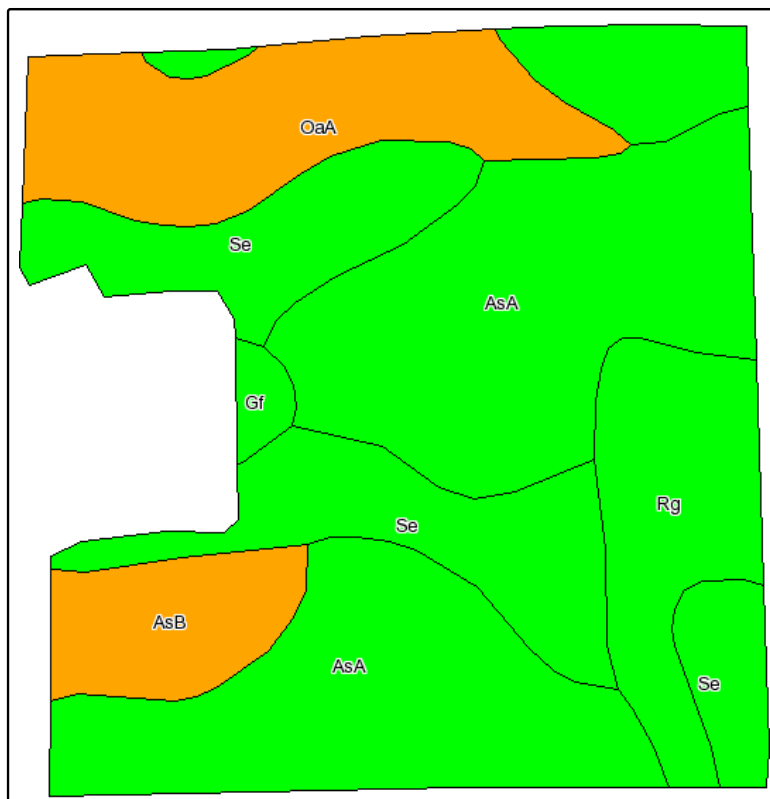
7/13/2011

FSA borders provided by the Farm Service Agency
Soils data provided by USDA and NRCS
PLSS provided by Illinois State Geological Survey

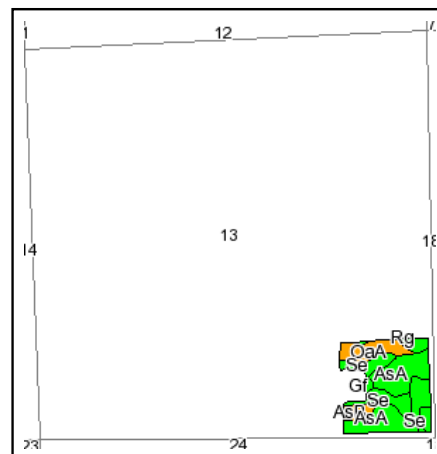
SR16 Farm

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Soils Information



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Indiana**
County: **White**
Location: **013-028N-004W**
Township: **Monon**
Acres: **29.6**
Date: **7/12/2011**



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Maps provided by:



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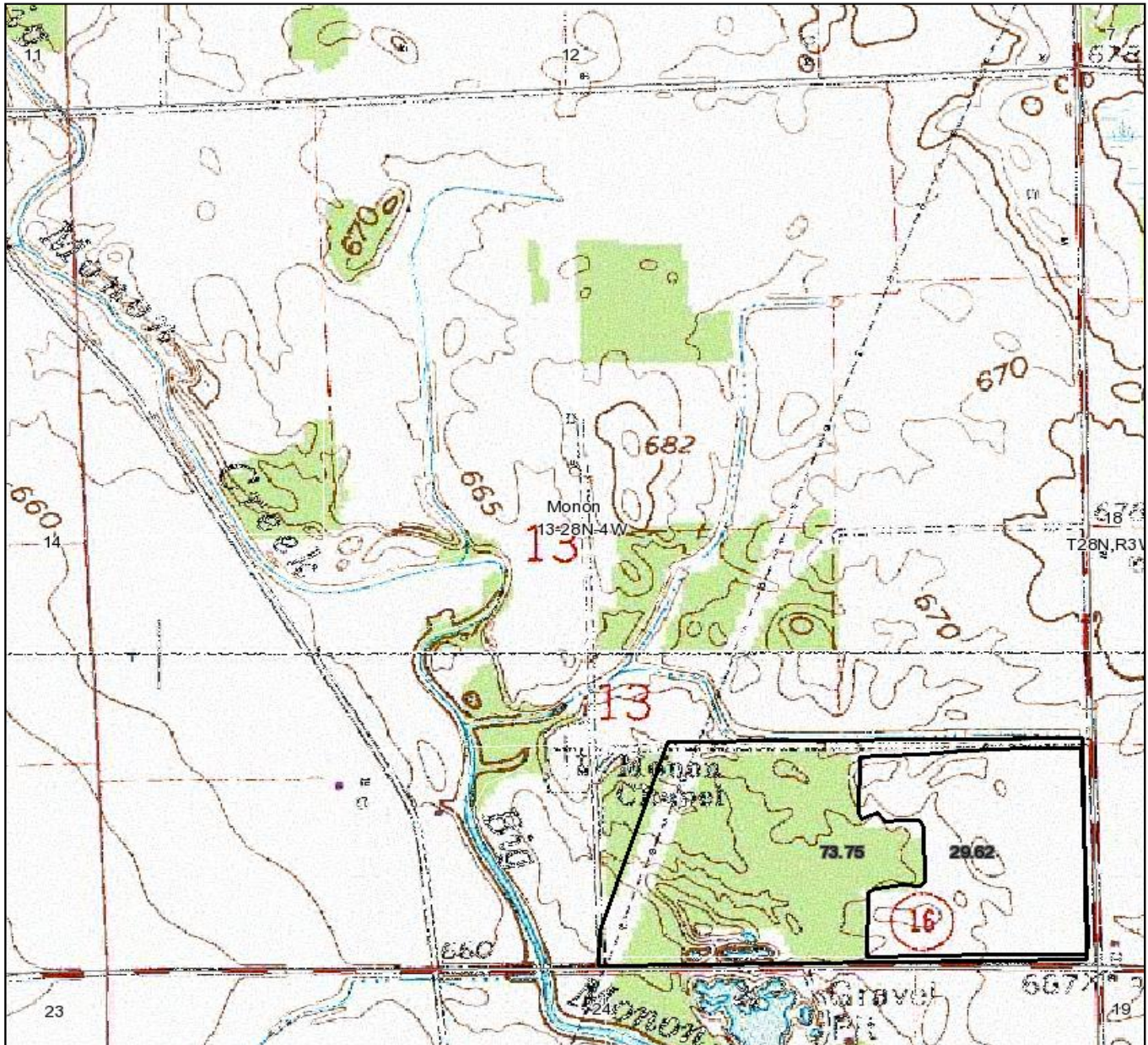
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Soybeans
AsA	Alvin fine sandy loam, 0 to 2 percent slopes	12.2	41.2%		Ils	90	32
Se	Seaford fine sandy loam	6.4	21.7%		Ilw	95	33
Rg	Rensselaer loam, sandy substratum	4.5	15.1%		Ilw	140	49
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	4.3	14.7%		IVs	65	23
AsB	Alvin fine sandy loam, 2 to 6 percent slopes	1.9	6.3%		IIIe	90	32
Gf	Gilford fine sandy loam	0.3	1.1%		Ilw	120	42
Weighted Average						95.4	33.6



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Topography Map



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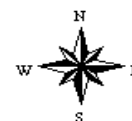
CUSTOMIZED ONLINE MAPPING

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13-28N-4W
White County
Indiana

map center: 40° 52' 37.46, 86° 49' 30.58
scale: 10675



7/13/2011

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