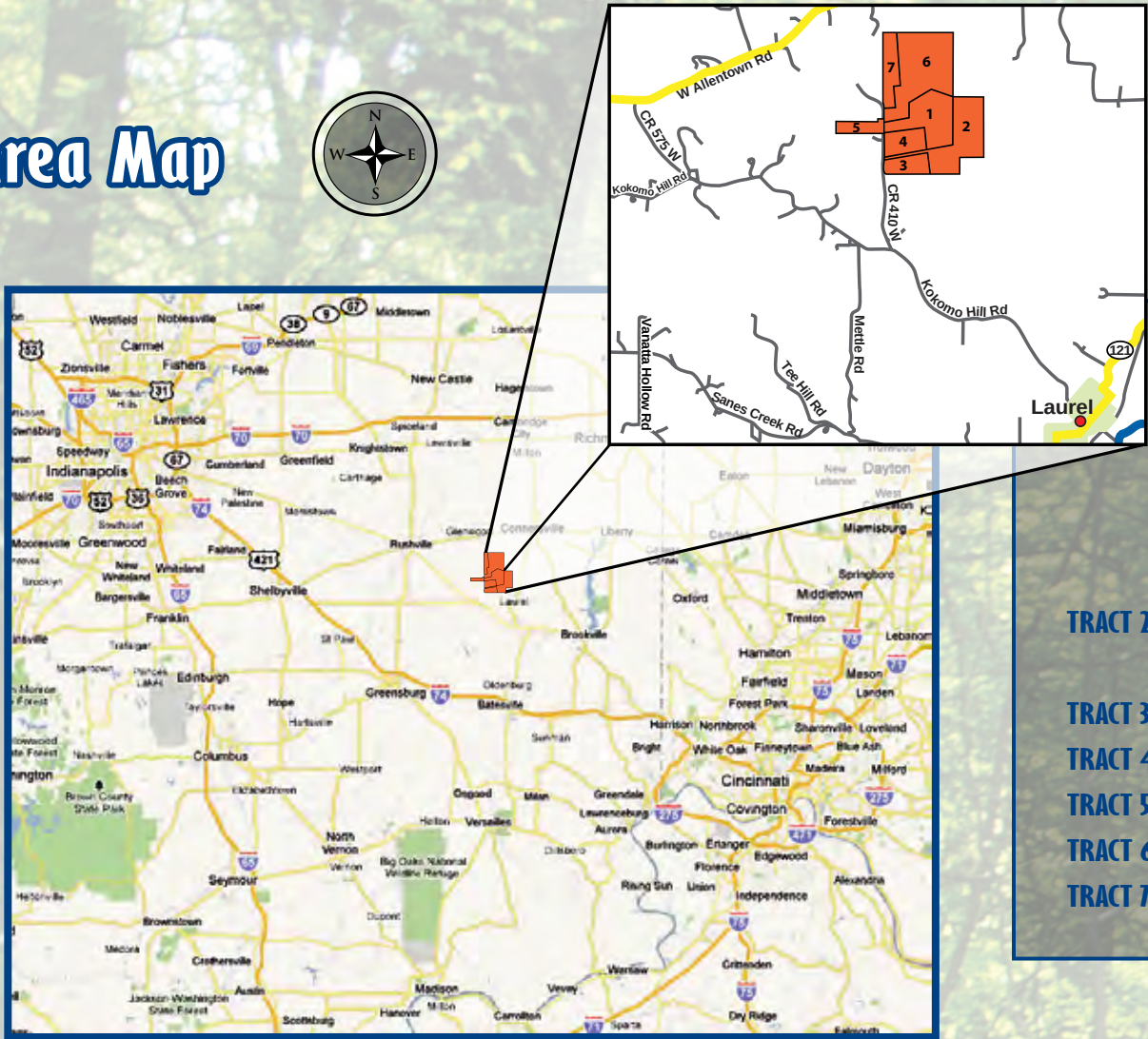


Area Map



Potential Wooded Homesites with Pondsites
Views Overlooking Rolling Hills & Woodlands

Tract Details

- TRACT 1:** 75.29 Total Acres | Attractive farmstead with two-story home overlooking one of three stocked ponds. Ideal cattle or horse farm with functional barns and paddocks. This centrally located tract combines well with any of the adjoining tracts.
- HOME:** Main Level - 1,770 sq. ft., 3 Bedrooms, 2 Baths, Dining Room, Kitchen, Family Room, and Porch
Basement - 1,770 sq. ft., Fully Finished, Walk-Out Basement, 2 Bedrooms, 1 Full Bath, Kitchenette, and Family Room
- OUTBUILDINGS:** 3 Pole Barns - 44'x66', 40'x65', 24'x48'; 2 Livestock Shelters - 12'x12' and 13'x13'; 1 Feed Shed - 16'x16'; 4 Corn Crib
- TRACT 2:** 94.87 Total Acres | Excellent woodland parcel with abundant mature timber. The consultant forester's report shows a mix of Red and White Oak, Tulip Trees, Ash, Sugar Maple and Walnut. The consultant forester has estimated 886,838 board feet of timber with an estimated value of \$318,876.84.* The comprehensive timber report is available upon request.
- TRACT 3:** 25.91 Total Acres | Very nice potential building lot. This site offers a mix of woods, gently rolling open land and a great site where you can build your dream home overlooking a beautiful, new pond.
- TRACT 4:** 33.7 Total Acres | This 33 acre site has an approximately 3/4 acre stocked pond. The gently rolling cropland provides a great site for your new home or to expand your livestock or crop operation.
- TRACT 5:** 16.8 Total Acres | Site located on the west side of CR 410 W. An excellent potential homesite with a mature woods featuring Tulip Trees, Red and White Oaks.
- TRACT 6:** 125.09 Total Acres | Features about 80 acres of open cropland and woods. This tract offers many options and combines very nicely with Tracts 1 or 7.
- TRACT 7:** 35.77 Total Acres | This approximately 35 acre site is mostly wooded with approximately 5 acres open land. The timber mix is predominantly Tulip Trees and Oaks. Purchase this tract for a future homesite and continued timber growth.



Property Information

LOCATION: 7652 S CR 410 W, Laurel, IN 47024
Approximately 2.5 miles northwest of Laurel, IN, on the east side of CR 410 W

SCHOOL DISTRICT: Fayette County School Corporation

TOPOGRAPHY: Gently Rolling

ANNUAL TAXES: \$4,011.16 (2009 due & payable 2010)



*Lineback Forest Inventory - Volume
Total All Tracts

Species	Species Volume
Tulip Tree	301,456
Red Oaks	159,707
Aspen	116,044
White Ash	66,499
Sugar Maple	66,407
Hickory Species	59,951
Walnut	36,858
Cherry	30,579
White Oaks	29,344
Miscellaneous	13,604
Red Maple	6,389
Total All Tracts	886,838

Soils Map & Information

Code	Soil Description	Acres	Corn	Soybeans
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.				
CcF2	Cincinnati silt loam, 25 to 45 percent slopes, eroded	73.2		
CcC2	Cincinnati silt loam, 6 to 12 percent slopes, moderately eroded	72.7	80	28
CcE1	Cincinnati silt loam, 18 to 25 percent slopes, slightly eroded	65.3	70	25
CcB2	Cincinnati silt loam, 2 to 6 percent slopes, moderately eroded	49.3	90	32
CcD2	Cincinnati silt loam, 12 to 18 percent slopes, moderately eroded	31.4	90	32
CnD3	Cincinnati soils, 12 to 18 percent slopes, severely eroded	30.5	75	26
CcC1	Cincinnati silt loam, 6 to 12 percent slopes, slightly eroded	24.2	85	30
CnE3	Cincinnati soils, 18 to 25 percent slopes, severely eroded	24.1	60	21
CnC3	Cincinnati soils, 6 to 12 percent slopes, severely eroded	13.6	75	26
Es	Eel silt loam	11.7	120	42
W	Water	3.6		
FaF	Fairmount silty clay loam, 25 to 35 percent slopes	2.4		
CcE2	Cincinnati silt loam, 18 to 25 percent slopes, moderately eroded	2.2	65	23
CcD1	Cincinnati silt loam, 12 to 18 percent slopes, slightly eroded	1.8	95	33
Rw	Riverwash	1.1		
Weighted Average				22.7

