



**For
Sale**

20± acres

Warren Co., IN



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Size: 20.871± total acres, 21± cropland acres
all subject to confirmation

Location: Approximately 3.5 miles southwest of West
Lebanon on West Wander (500S) and 525 W
Roads

Legal: Part of Section 27, Steuben Township (21N),
Range 9 West, Warren County, Indiana

Improvements: None

FSA Data:

	Base Ac.	Direct Yield	CC Yield
Corn	10.5	105	105
Wheat	.3	45	45

Soils: See reverse side

RE Taxes: \$367.04 (appx. \$17.59/ac.)

PIN: 86-13-27-100-002.000-013

Price: ~~\$100,000~~ \$104,355 (\$5,000/ac.)

Terms: Cash

Management: Professional farm management available

For further information 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

West Wander Farm

20± acres
Warren Co., IN

Aerial Map



Capital
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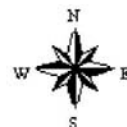
Map Provided by



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27-21N-9W
Warren County
Indiana

map center: 40° 14' 23.23, 87° 25' 19.16
scale: 1:3055

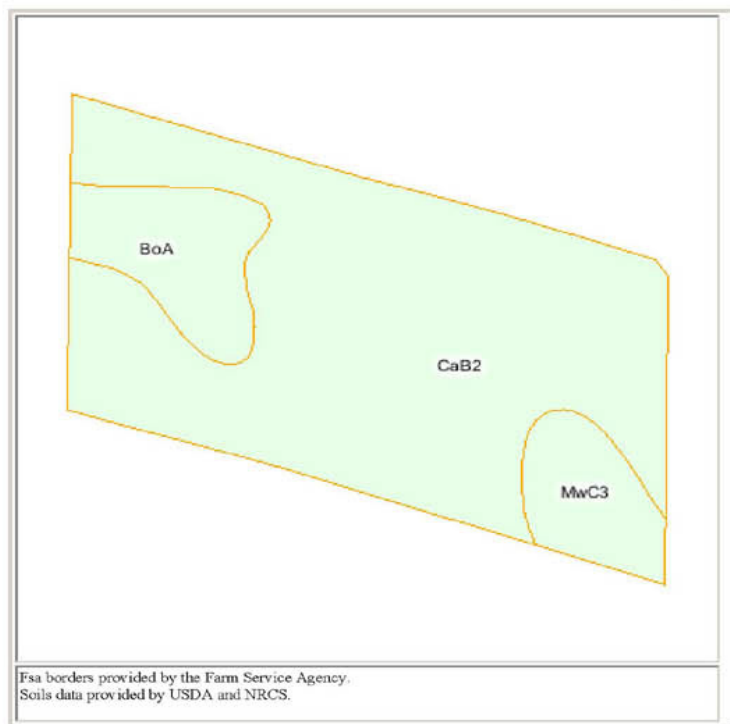


3/25/2008

West Wander Farm

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Soils Information



State: **IN**
County: **Warren**
Location: **27-21N-9W**
Township: **Steuben**
Acres: **20.2**



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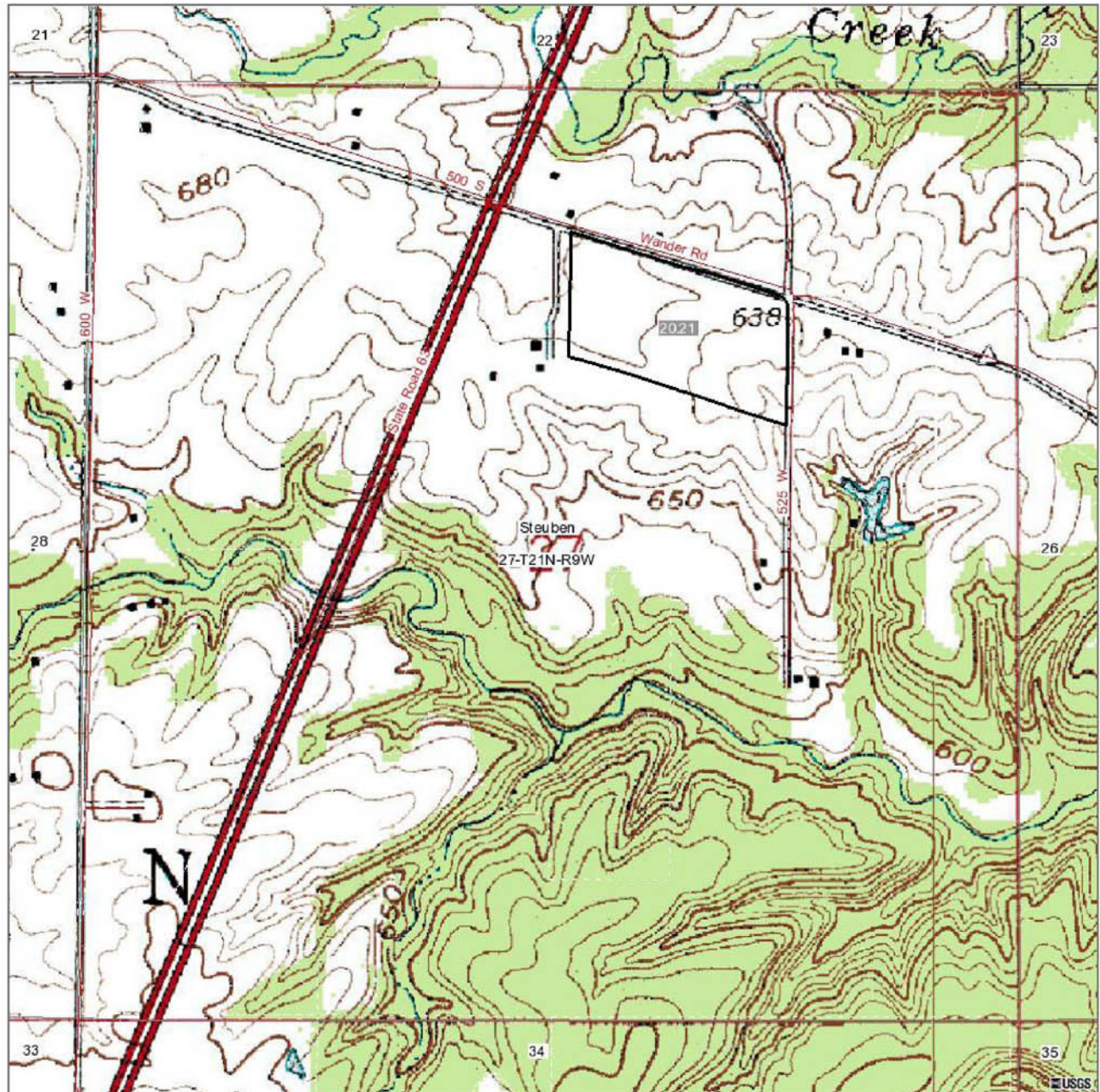
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Soybeans
CaB2	Cadiz silt loam, moderately wet, 1 to 6 percent slopes, eroded	16.0	79.2%	IIc	115	40
BoA	Blount silt loam, 0 to 2 percent slopes	2.4	11.9%	IIw	105	35
Mwc3	Morley silty clay loam, moderately wet, 6 to 12 percent slopes, severely eroded	1.8	8.9%	IVc	70	25
Weighted Average					110	38

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Topography Map



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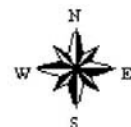
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27-21N-9W
Warren County
Indiana

map center: 40° 14' 9.9, 87° 25' 28.09
scale: 1:9361



3/25/2008