



**For
Sale**

100± acres

Warren Co., IN

SR 63 Farm



**Price
Reduced**



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Agricultural income and potential for 2 ponds for greater recreational use

Size: 100.609± total acres, 55.8± cropland acres, all subject to confirmation

Location: Approximately 3.5 miles southwest of West Lebanon, 1/2 mile north of Wander (500S) and 525 W Roads

Legal: Part of Section 22, Steuben Township (21N), Range 9 West, Warren County, Indiana

Improvements: None

FSA Data:

Farm #	Base Ac.	Direct Yield	CC Yield
Corn	8.8	107	127
Soybeans	18.8	35	42

Soils: See reverse side

RE Taxes: \$632.40 (appx. \$6.29/ac.)

PIN: 86-13-22-400-016.000-013
86-13-22-400-018.000-013
86-13-22-400-019.000-013
86-13-22-400-020.000-013

Price: ~~\$417,527.35~~ **Price Reduced** \$397,405.55 (\$3,950/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



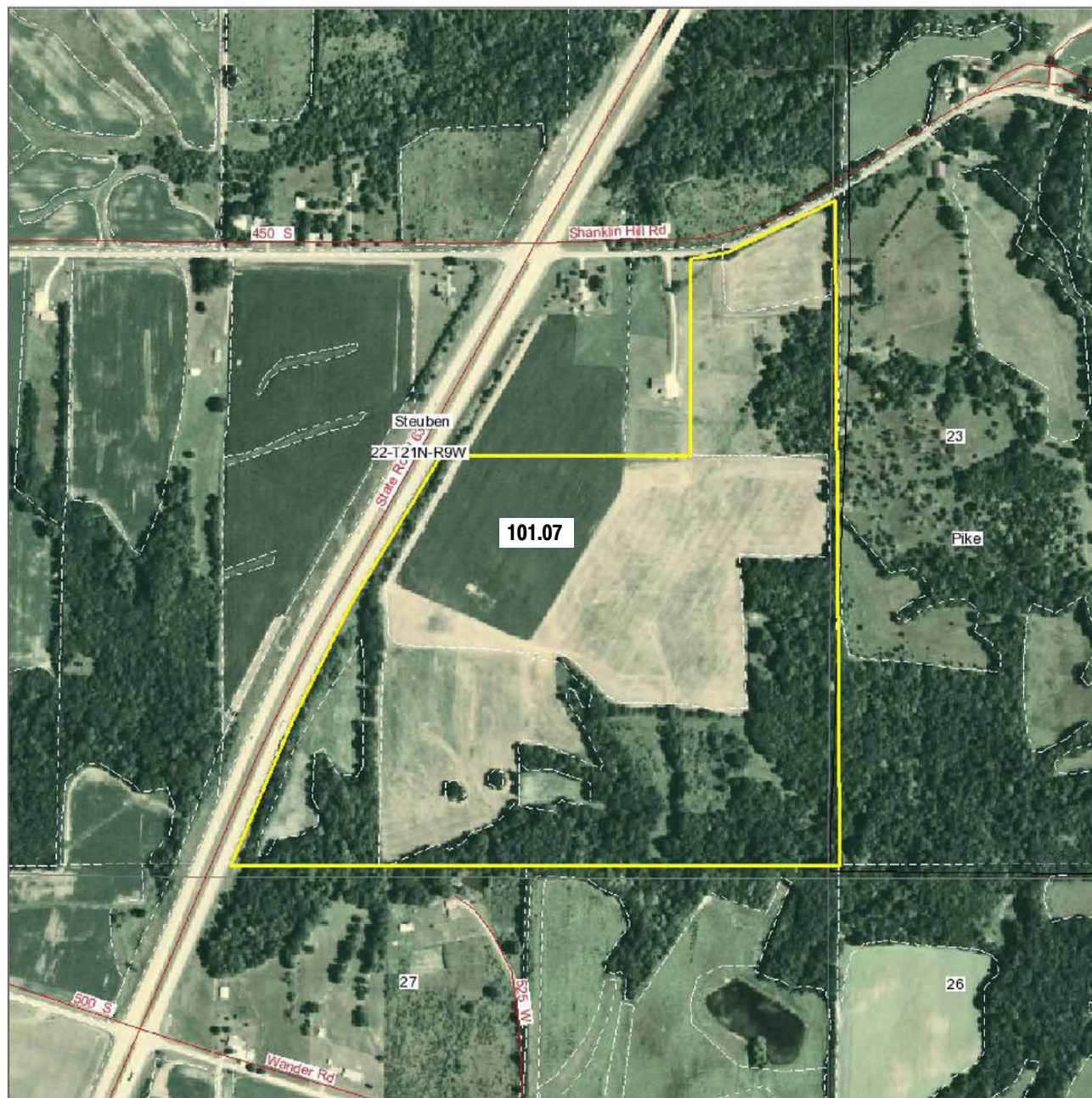
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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.

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Aerial Map



Capital
Agricultural
Property
Services, Inc.

Map Provided by



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22-21N-9W
Warren County
Indiana

map center: 40° 14' 49.5, 87° 25' 9.35
scale: 1:7049

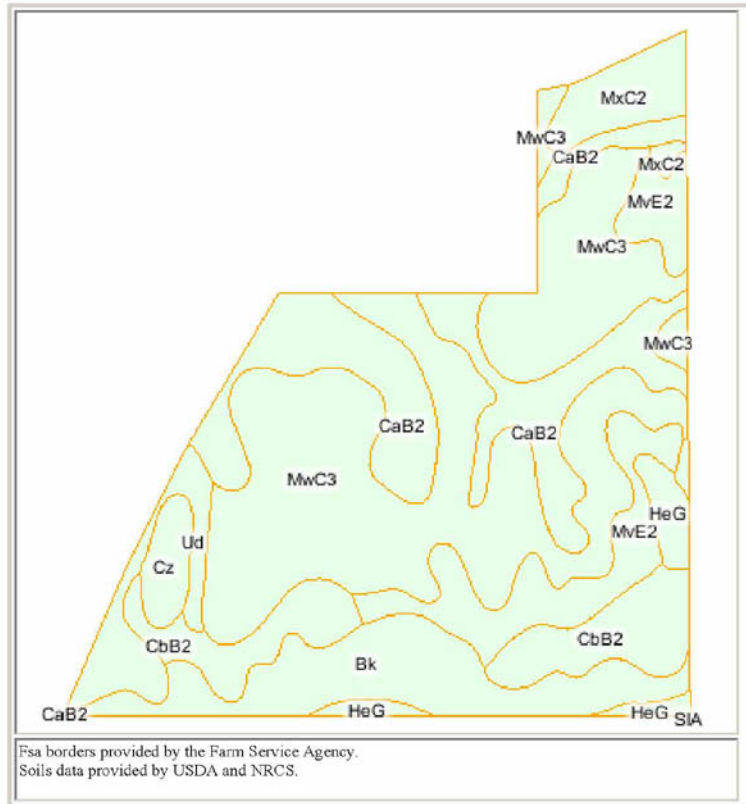


3/31/2008

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Soils Information



State: **IN**
County: **Warren**
Location: **22-21N-9W**
Township: **Steuben**
Acres: **101.1**



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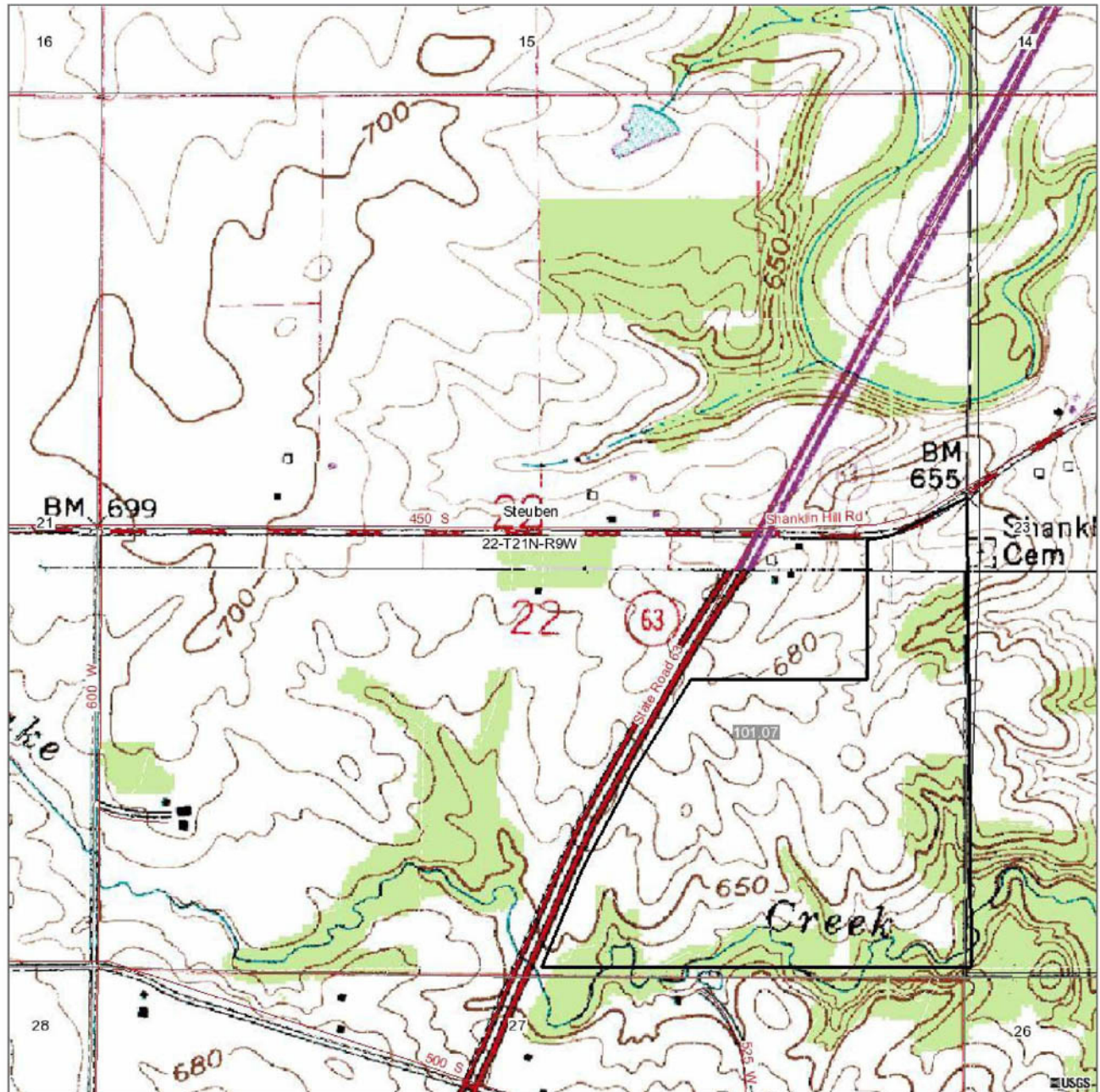
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Soybeans
MwC3	Morley silty clay loam, moderately wet, 6 to 12 percent slopes, severely eroded	40.9	40.5%	IVe	70	25
CaB2	Cadiz silt loam, moderately wet, 1 to 6 percent slopes, eroded	17.1	16.9%	Ile	115	40
Bk	Beckville loam, occasionally flooded	11.5	11.4%	IIw	105	37
MvE2	Morley silt loam, moderately wet, 15 to 25 percent slopes, eroded	9.6	9.5%	VIe	0	0
CbB2	Camden silt loam, 2 to 6 percent slopes, eroded	9.4	9.3%	Ile	120	42
Ud	Udorthents, loamy	4.1	4.1%		0	0
MxC2	Morley-Cadiz silt loams, moderately wet, 6 to 12 percent slopes, eroded	3.9	3.9%	IIIe	85	30
HeG	Hennepin loam, 30 to 70 percent slopes	2.6	2.6%	VIIe	0	0
Cz	Cyclone silty clay loam	2.0	2.0%	IIw	155	54
Weighted Average					77	27

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Topography Map



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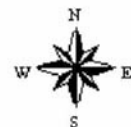
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22-21N-9W
Warren County
Indiana

map center: 40° 15' 1.24, 87° 25' 26.38
scale: 1:9940



3/31/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.