



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

FOR SALE: Highly Productive Farm with Recreational Acreage



**Undivided 50% Interest in 300.98^{+/-}
Acres near Mulberry, IN**

General Information:

Asking Price:	\$825,000
Total Acres:	300.98 ^{+/-} Acres
Ownership:	Undivided 50% Interest
County:	Clinton
Township:	Madison
Brief Legal:	Pt. S ½ 4-22N-2W
Schools:	Clinton Prairie
RE Taxes:	\$3,680.16
Farm Lease:	Sale-Lease Back Desired
BAC:	Co-Broker Available

Property Details & Features:

- Acreage Breakdown:
 - 243.9^{+/-} Acres Tillable
 - 14.6^{+/-} Acres in Waterways
 - 32.2^{+/-} Acres Wooded
 - 2.0^{+/-} Acres in Building Site
 - 8.28^{+/-} Acres Non-Tillable
- High Yielding Productive Farm
 - Recent Corn Yields (bu./acre): 204, 231, 144, 225, 198
 - Recent Bean Yields (bu./acre): 70, 64, 49, 65, 65
- Well Drained with Investment in Tile and Waterways
- Recreational Wooded Acreage with Creek
- Potential Home Site with 38'x 56' Tool Shed, 5,000 bu. Bin, and 18,000 bu. Bin



Contact Us for More Info

Jim & Sam Clark

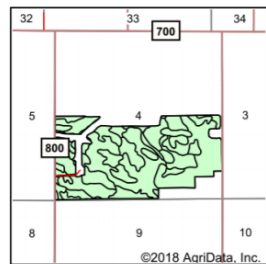
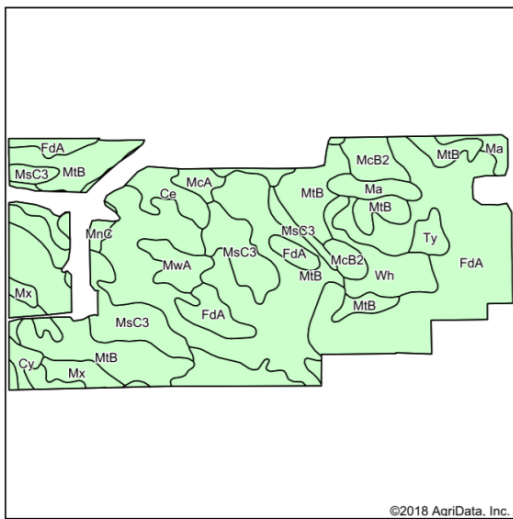
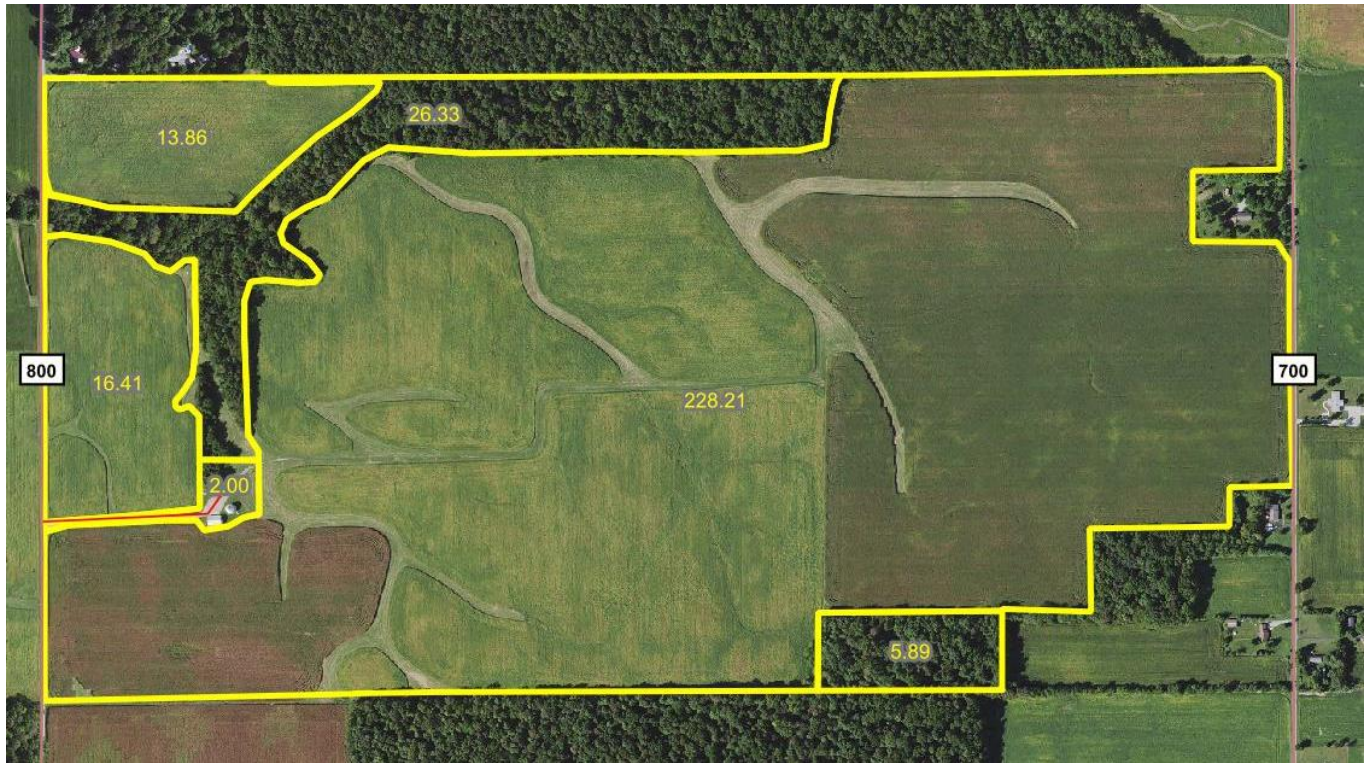
765-659-4841 or 317-442-0251

jimc@halderman.com or samc@halderman.com

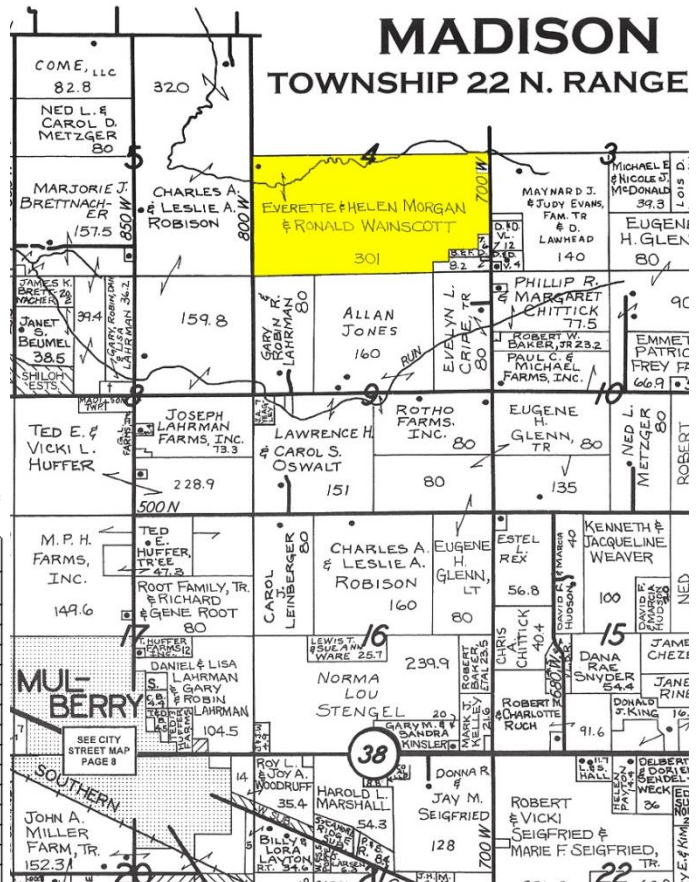
Visit www.halderman.com for Virtual Tour & More Photos

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Maps:



State: **Indiana**
County: **Clinton**
Location: **4-22N-2W**
Township: **Madison**
Acres: **258.48**
Date: **7/17/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: IN023, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
MIb	Miami-Crosby silt loams, 2 to 6 percent slopes	101.99	39.5%	Ille	147	5	9	50	65	
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	74.42	28.8%	Ilw	156	5	10	51	69	
McS3	Miami clay loam, 6 to 12 percent slopes, severely eroded	26.89	10.4%	IVe	121	4	8	41	54	
Ce	Ceresco loam	10.03	3.9%	Ilw	113	4	8	30	51	
Wh	Whittaker silt loam, 0 to 2 percent slopes	10.01	3.9%	Ilw	155	5	10	51	70	
McB2	Martinsville silt loam, 2 to 6 percent slopes, eroded	8.07	3.1%	Ille	145	5	10	51	73	
Ma	Mahalassville silty clay loam, 0 to 2 percent slopes	6.81	2.6%	Ilw	181	6	12	52	71	
MwA	Miami-Martinsville silt loams, 0 to 2 percent slopes	5.23	2.0%	I	127	4	9	44	64	
Mx	Milford silty clay loam	5.12	2.0%	Ilw	160	5	11	44	64	
Ty	Treaty silt loam, 0 to 2 percent slopes	3.01	1.2%	Ilw	175	6	12	52	71	
McA	Martinsville silt loam, 0 to 2 percent slopes	2.69	1.0%	I	145	5	10	51	73	
Cy	Cyclone silt loam, 0 to 2 percent slopes	2.25	0.9%	Ilw	185	6	13	65	75	
MnC	Miami silt loam, 6 to 12 percent slopes	1.96	0.8%	Ille	135	5	9	47	61	
Weighted Average						147.1	4.9	9.4	48.6	65.2

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