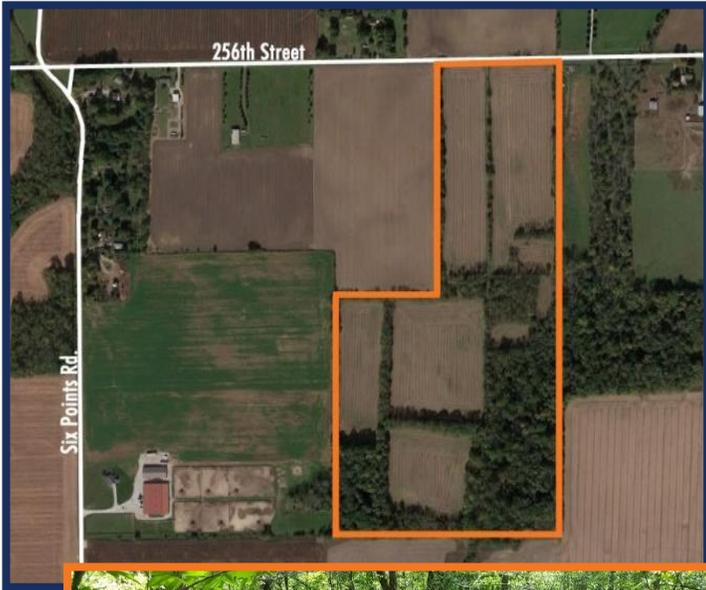


## FOR SALE: Intriguing Rural Property with Productive Farmland & Wooded Acreage



**57.42<sup>+/-</sup> Acres**  
**Asking \$445,000 or \$7,750/Acre**

### **General Information:**

Total Acres: 57.42<sup>+/-</sup> Acres  
 County: Hamilton  
 Township: Adams  
 Location: 0 W. 256<sup>th</sup> Street  
 Sheridan, IN 46069  
 Schools: Marion-Adams  
 RE Taxes: \$1,279.52  
 HLS/BLC #: SFC-12357 / 21639155  
 Zoning: Agricultural  
 BAC: Co-Broker Available



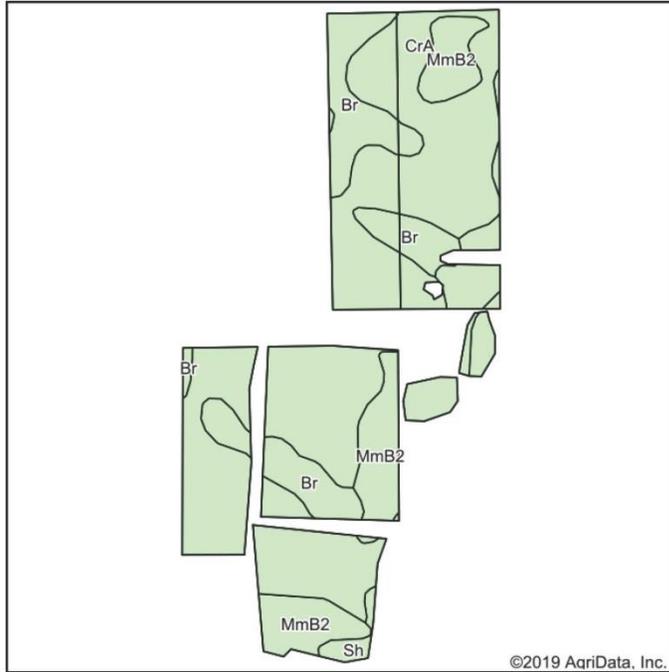
### **Property Details & Features:**

- Tons of Character in this Intriguing Rural Property
- Build Your Dream Home, Mini Farm, or Country Estate
- Fantastic Location with Easy Access to Indy Area
- Beautiful, Quiet Setting with Maturing Trees & Creek
- Convenient to US 31, Grand Park, Westfield
- Productive, Income Producing Farmland
  - 37.1 Tillable Acres
- Woods for Recreation, Hunting, or Weekend Retreat
  - 20.3 Wooded Acres

### **Contact Me for More Info**

**Sam Clark: 317-442-0251 or [samc@halderman.com](mailto:samc@halderman.com)**  
**Visit [www.halderman.com](http://www.halderman.com) for More Photos & Virtual Tour**

# Maps:



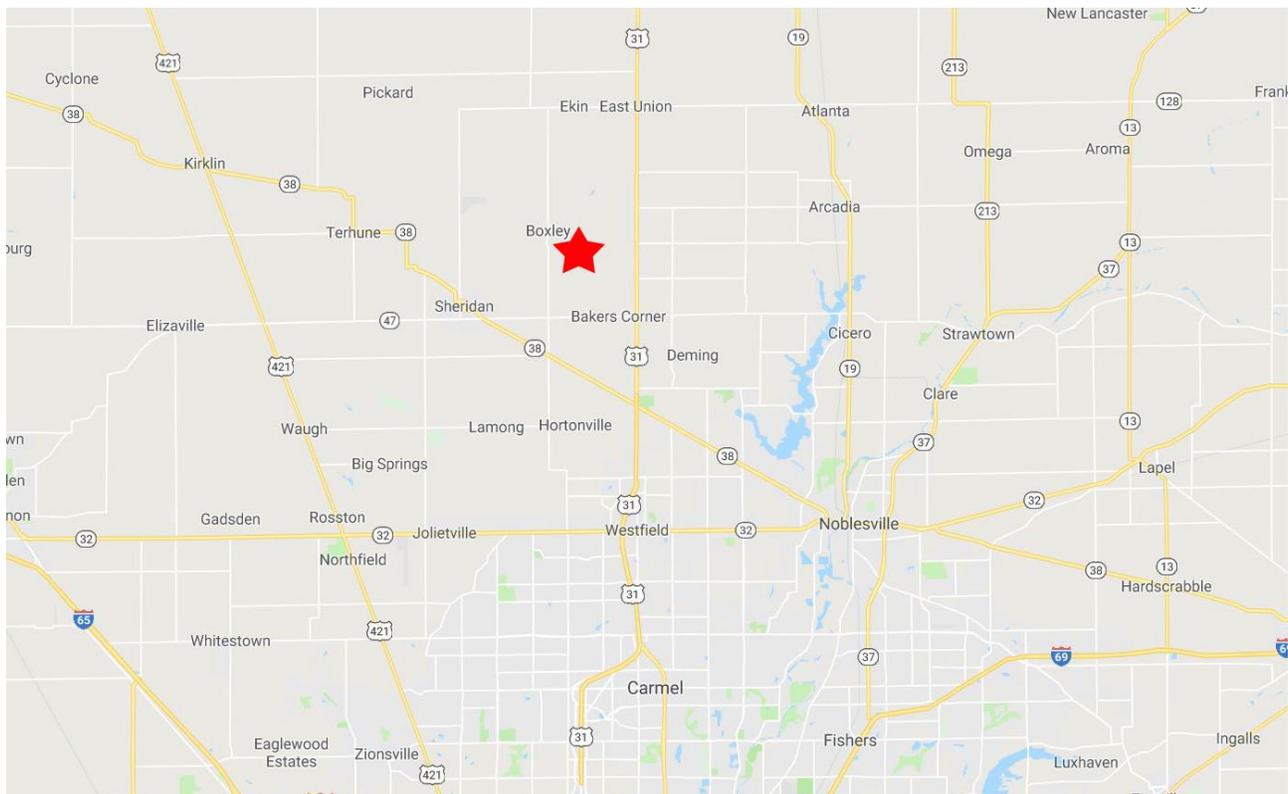
State: **Indiana**  
 County: **Hamilton**  
 Location: **27-20N-3E**  
 Township: **Adams**  
 Acres: **37.06**  
 Date: **5/3/2019**

**HALDERMAN**  
 REAL ESTATE & FARM MANAGEMENT

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2019 www.AgriDataInc.com

Area Symbol: IN057, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Soybeans	Winter wheat
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	22.59	61.0%	llw	154	51	69
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	7.25	19.6%	lle	142	49	63
Br	Brookston silty clay loam, 0 to 2 percent slopes	6.18	16.7%	llw	173	51	70
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.04	2.8%	llw	125	43	1
<b>Weighted Average</b>					<b>154</b>	<b>50.4</b>	<b>66.1</b>



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