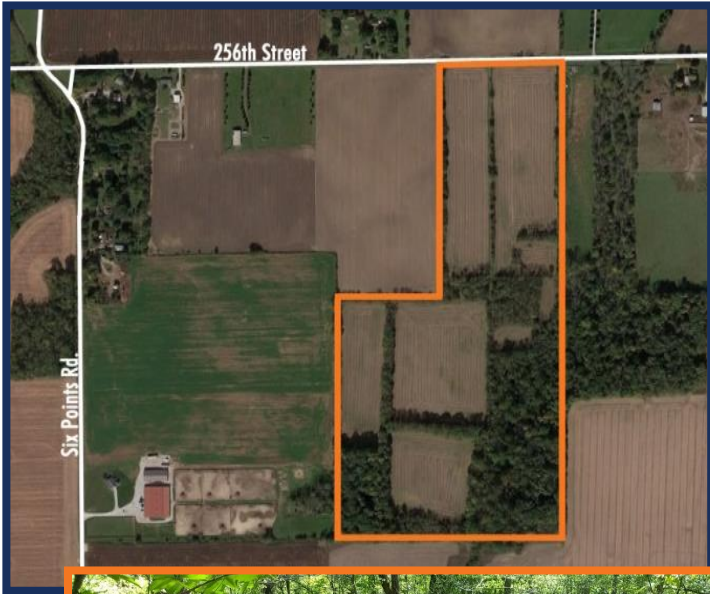


FOR SALE: Intriguing Rural Property with Productive Farmland & Wooded Acreage



57.42^{+/-} Acres
Asking \$445,000 or \$7,750/Acre

General Information:

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



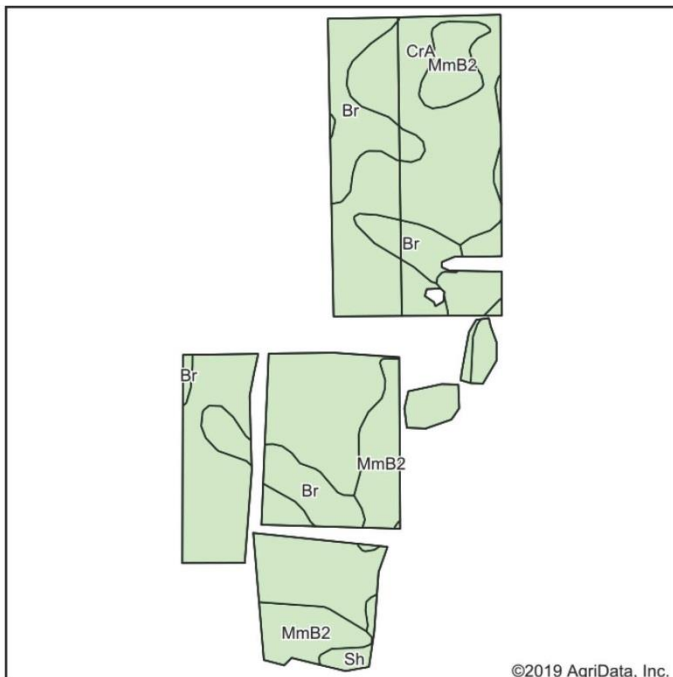
Property Details & Features:

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

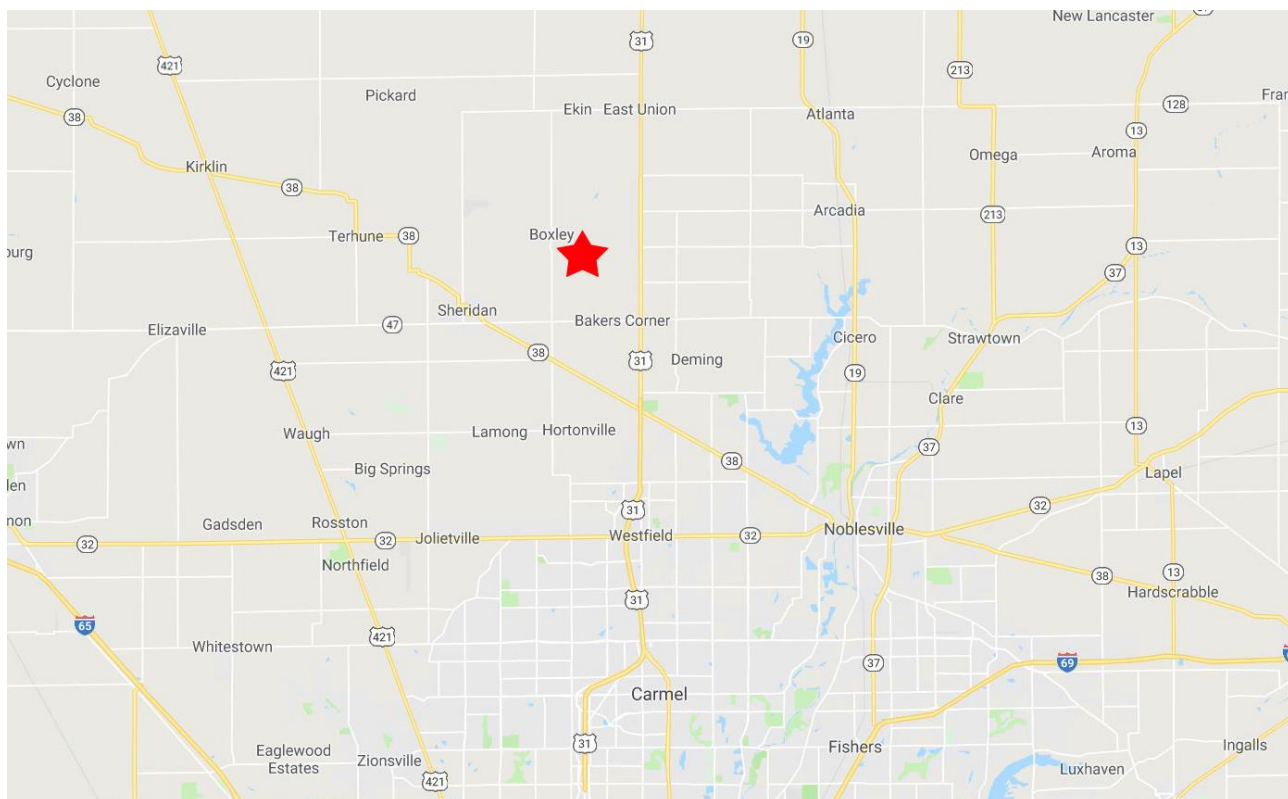
Maps:



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



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%	Ilw	154	51	69
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	7.25	19.6%	Ile	142	49	63
Br	Brookston silty clay loam, 0 to 2 percent slopes	6.18	16.7%	Ilw	173	51	70
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.04	2.8%	Ilw	125	43	1
Weighted Average					154	50.4	66.1



AGENCY & DISCLAIMER: Halderman Real Estate Services, Inc. (HRES) and Halderman-Harmeyer Real Estate Services LLC (HHRES) and their representatives are exclusive agents of the Sellers. All information herein and in related materials is deemed to be accurate to the best available knowledge, but cannot be warranted or guaranteed. All information is subject to verification by parties relying upon it, and no liability for its accuracy, errors, or omissions is assumed by the Sellers or HRES or HHRES.