



80.747 Acre Tillable Farm for Sale
Benton County
Hickory Grove Township

Listed Price: \$9,800 per acre

Call 765.427.1619

Aerial Map



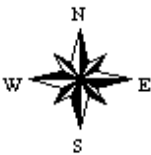
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GESWEIN
FARM & LAND

Map Center: 40° 29' 25.03, -87° 26' 15.18

0ft 846ft 1693ft

33-24N-9W
Benton County
Indiana

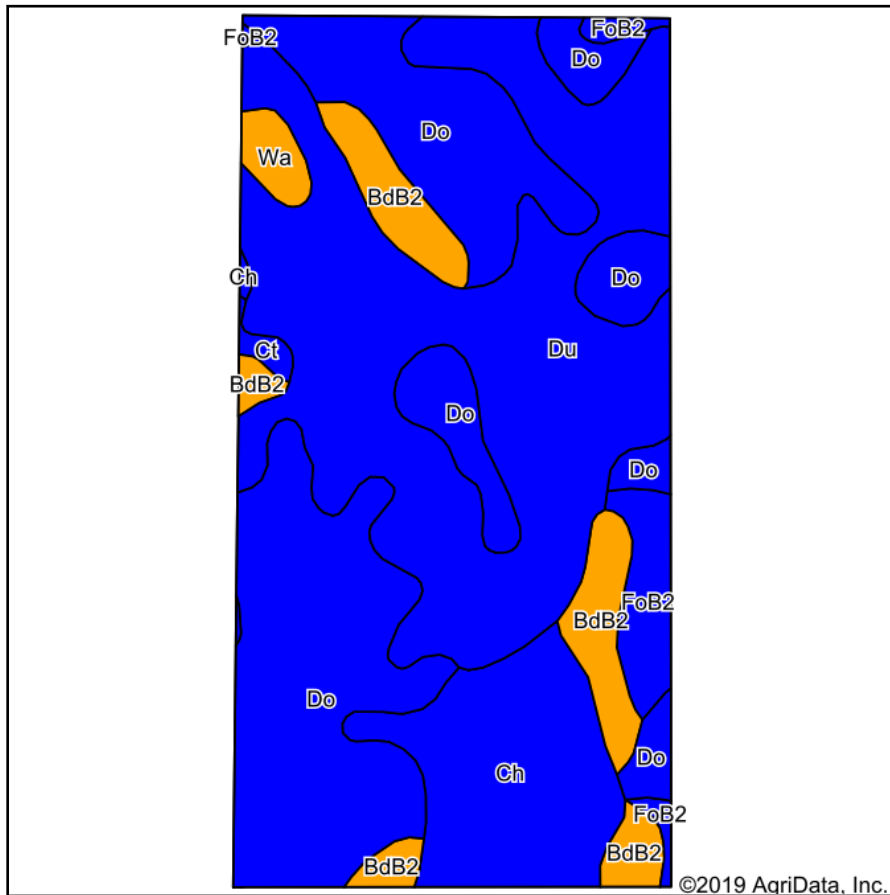


1/24/2020

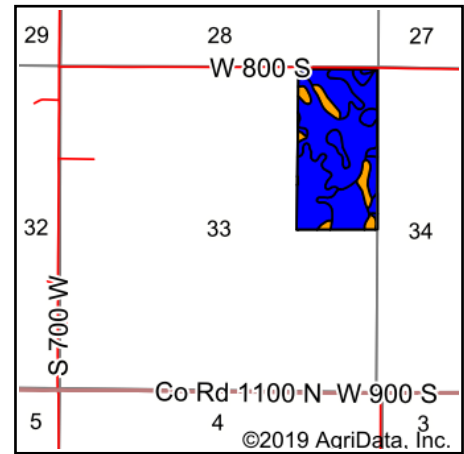
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Benton**
 Location: **33-24N-9W**
 Township: **Hickory Grove**
 Acres: **80.34**
 Date: **1/24/2020**

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Area Symbol: IN007, Soil Area Version: 22

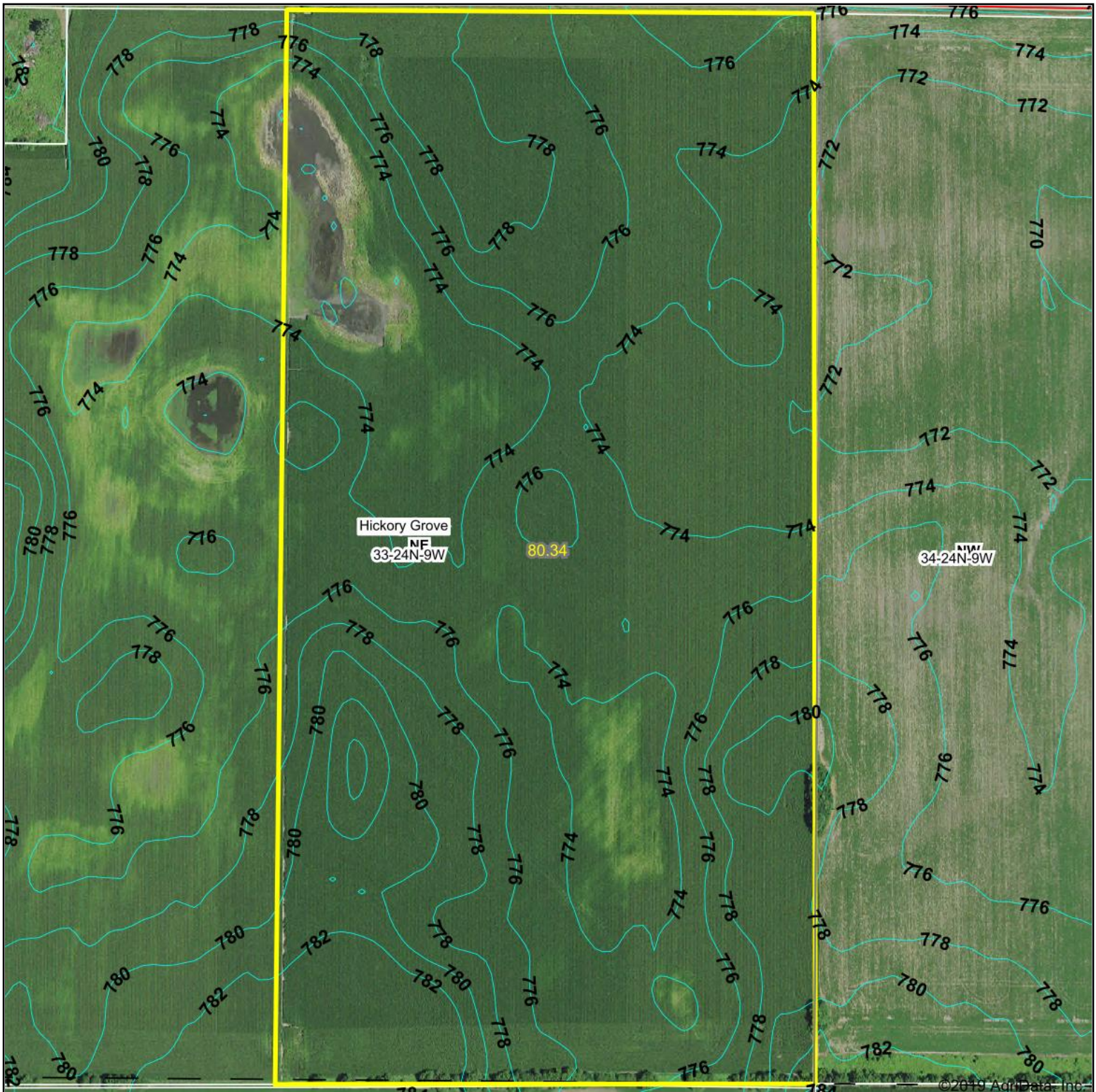
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Oats	Grass legume pasture	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Du	Drummer silty clay loam, 0 to 2 percent slopes	32.13	40.0%		0.5ft.	Ilw	171	5		56	64	88	8	84	84	74
Do	Darroch silt loam	28.25	35.2%		> 6.5ft.	Ilw	158	5	11	49	71			87	84	87
Ch	Chalmers silty clay loam	9.51	11.8%		0.5ft.	Ilw	190	6	13	54	76			81	81	80
BdB2	Billet sandy loam, 2 to 6 percent slopes, eroded	6.16	7.7%		4.5ft.	Ille	122	4	8	41	55			58	58	35
FoB2	Foresman silt loam, 1 to 5 percent slopes, eroded	2.88	3.6%		> 6.5ft.	Ile	141	5	9	46	64			74	74	66
Wa	Wallkill variant silty clay loam	1.03	1.3%		0.2ft.	Illw	150	5	10	44	60			98	98	84
Ct	Crane silt loam	0.38	0.5%		> 6.5ft.	Ilw	150	5	10	46	67			90	90	76
Weighted Average							163.5	5	6.5	51.6	67.2	35.2	3.2	*n 82.6	*n 81.5	*n 76.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval: 2.0

Min: 771.9

Max: 784.6

Range: 12.7

Average: 776.0

Standard Deviation: 2.85

0ft 846ft 1693ft



1/24/2020

33-24N-9W
Benton County
Indiana

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Benton County Property Tax History

Parcel #'s

04-14-33-100-001.001-008

County Tax Information | ~\$17.56 per acre (80.747 acres)

2019 PAY 2020	708.81	708.81
HICKORY GROVE	708.81	708.81

Flex Payment Lease for 2020 Crop Year

Base rent \$265 / acre with flex bonus

Option for High ROI Wind Turbine