

38.43+/- total acres

28+/- Tillable | 8+/- Buildings | 1.43+/- Other

WARSAW, IN

KOSCIUSKO CO

HARRISON TWP

FOR SALE

60' x 660' PULLET BARN 39,600 sq ft

Built in 2015, this barn will currently hold 40,000 birds in this cage free, free range barn with several flop doors found on the west side of the structure. This climate controlled building features the latest electronics and a new suspension system which makes cleaning the barn much easier.

Includes nipple drinkers, chain feeders, (2) 24 ton bins, (3) load out doors, concrete floors and new LED lighting. There is also a large back-up generator large enough to accompany another barn.



NEW! LISTING PRICE \$1,350,000

Previously listed for: \$2,200,000

PROPERTY LOCATION

4407 W Crystal Lake Road
Warsaw, IN 46580

ZONING

Agricultural

TOPOGRAPHY

Level

ANNUAL TAXES

\$11,548.00

DITCH ASSESSMENT

\$175.00



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FARM: Egg Innovations LLC

HLS# JRR-11712-1 (21)



50' x 100' POLE BUILDING 5,000 sq ft

Features metal sides and roof with slide doors. Includes an additional 24' x 34' sq ft lean-to attached to the west end of the pole building.



40' x 310' POULTRY BUILDING



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FOR SALE

**38.43^{+/-}-total
acres**

A large indoor poultry house with many brown chickens on the floor and in cages. A red hose is connected to a metal structure in the foreground.



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
CrB	Crosier loam, 1 to 4 percent slopes	11.22	155	50
Bc	Barry loam	5.12	175	49
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	4.73	140	49
AtA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	4.11	135	44
CrA	Crosier loam, 0 to 1 percent slopes	2.79	154	50
OrA	Ormas loamy sandy, 0 to 2 percent slopes	0.56	100	35
WEIGHTED AVERAGE (WAPI)			152	48.5

