

Land Auction

Grant County, IN
Green Township

38.33± acres

1 Tract

7+ Miles North of Elwood or
10 Miles West of Fairmount
ALL CROPLAND/GREAT LOCATION

Wednesday, December 4th • 6 PM

- Good Location In Point Isabel Community
- 37.7+ Acres Well Drained Cropland
- Crop Rights 2025 Conveyed
- Top Soil Index/Ready to Farm
- Great Investment Opportunity

Tract Description:

All acreages are approximate.
(Sec. 2 Twp. 22N R 6E)

38.33+ ACRES with 37.7 acres cropland. Great frontage on Co. Rd. 800 West. All high quality Patton and Crosby soils. Corn soil index 169 bu.!

Auction Site: Harmony Christian Church,
9043 West CR 1800N, Elwood, IN 46036.
Southwest corner of Hwy. 13 and Co. Rd.
1800N.



Inspection Date:
**Thursday,
November 21st
9:00-11:00 AM**

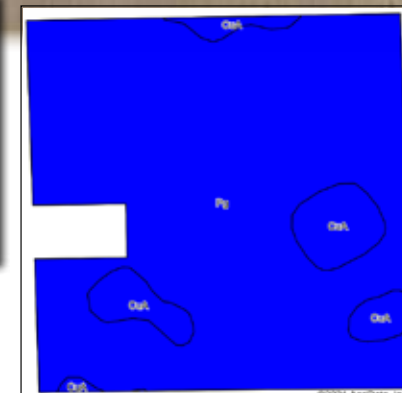


Property Location: S 800W, Fairmount, IN. ½ mile north of Co. Rd. 1200S. From Elwood north on Hwy. 13 to Co. Rd. 1200S. East ½ mile to CR 800W then north about ¼ mile.



SOILS DATA

SYMBOL	NAME	% OF FIELD	CORN BU	SOYBEANS BU	WINTER WHEAT BU
Pg	Patton silty clay loam, Tipton Till Plain, 0-2% slopes	89.2%	173	61	58
CuA	Crosby silt loam, New Castle Till Plain, 0-2% slopes	10.8%	142	52	55
Weighted Average			169.7	60	57.7



Owner: Donn A. Leach Trust, James L. Gordon Trustee

For Information Call Sales Managers:

Al Pfister: 260-760-8922 or Rick Williams: 765-639-2394

800-451-2709 • SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance** of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.