



Real Estate and Auction Company, Inc.

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Newton County - Morocco, Indiana

REAL ESTATE FOR SALE

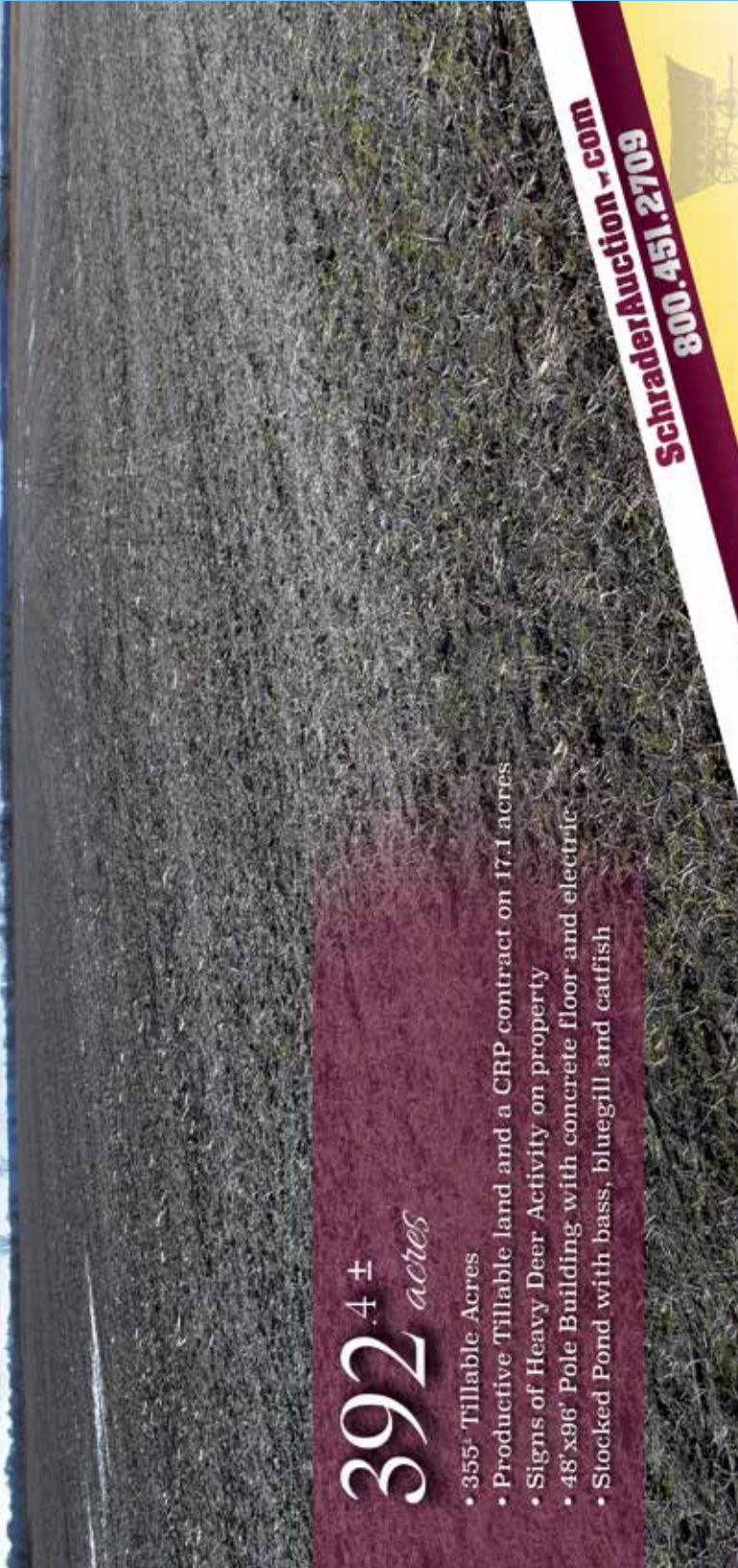
Cropland, Woods for Hunting/Recreational, Pond & Potential Building Sites



Newton County - Morocco, Indiana

REAL ESTATE FOR SALE

Cropland, Woods for Hunting/Recreational, Pond & Potential Building Sites



392.4 ±
acres

- 355± Tillable Acres
- Productive Tillable land and a CRP contract on 17.1 acres
- Signs of Heavy Deer Activity on property
- 48'x96' Pole Building with concrete floor and electric
- Stocked Pond with bass, bluegill and catfish

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Newton County - Morocco, Indiana

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Newton County - Morocco, Indiana

REAL ESTATE FOR SALE

Cropland, Woods for Hunting/Recreational, Pond & Potential Building Sites

392.4± acres | **\$6,300 per acre**

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- Productive Tillable land and a CRP contract on 17.1 acres
- Signs of Heavy Deer Activity on property
- 48'x96' Pole Building with concrete floor and electric
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This property offers productive tillable land and a CRP contract on 17.1 acres, with a high rental rate, for conservation and wildlife habitat. The wooded and grass ridge that crosses part of this property shows signs of heavy deer activity and would also be a beautiful setting for a home or cabin. This property is in a prime deer location and don't overlook the pond stocked with bass, bluegill and catfish. There is also a very functional 48' x 96' machine shed with a concrete floor and electric. The sellers will consider divisions of the property.

Address: Property on Meridian Road and 200 S in Morocco, IN 47963

Possession Date: At closing subject to farm tenant rights which expire January 1, 2021

Taxes: 2018 Real Estate Taxes Payable 2019 - Property east of Meridian Road (2 tax ID's): \$5,089.70 - Drainage Assessments: \$257.97

2018 Real Estate Taxes Payable 2019 - Property west of Meridian Road (1 tax ID): Not available at this time due to a past split. Drainage Assessments: \$312.44

Zoning: Ag

Other: The sellers will consider divisions of the property.

Note: County tax records show 210.21 acres on the property east of Meridian Road while a 2014 survey shows 211.427 +/- acres. County tax records show 182.251 acres on the property west of Meridian Road. Total acres from County Tax records is 392.461.

School District: North Newton School Corporation

Elec. Source: Newton County REMC

FSA DATA:

FSA Cropland: 357.53*acres of which 17.1 acres is in CRP

*Listing Company estimates approximately 2 1/2 acres of FSA Cropland not part of property being sold.

Contact listing agents for FSA Aerial and other information.

Corn Base Acr.: 182.5, PLC Yield: 131
Wheat Base Acr.: 4.2, PLC Yield: 44
Soybean Base Acr: 110.0, PLC Yield: 37

Conservation Reserve Program (CRP): 17.1 acres;
Annual Rental Rate Per Acre - \$339.83; Contract expires: September 30, 2025

Buyer shall assume the existing CRP contract obligations and shall timely sign all documents required by the FSA Office in connection therewith. Any penalty, repayment and/or interest assessed due to termination, noncompliance and/or owner-ineligibility after closing shall be the responsibility of the Buyer.

Improvements: 48' X 96' Pole Building with concrete floor and 220 amp electric service. 23'4" wide x 14' high door, 23'4" wide x 12' high clearance door & 15'3" wide x 12' high clearance door.

Owners: John and Peggy Luzer



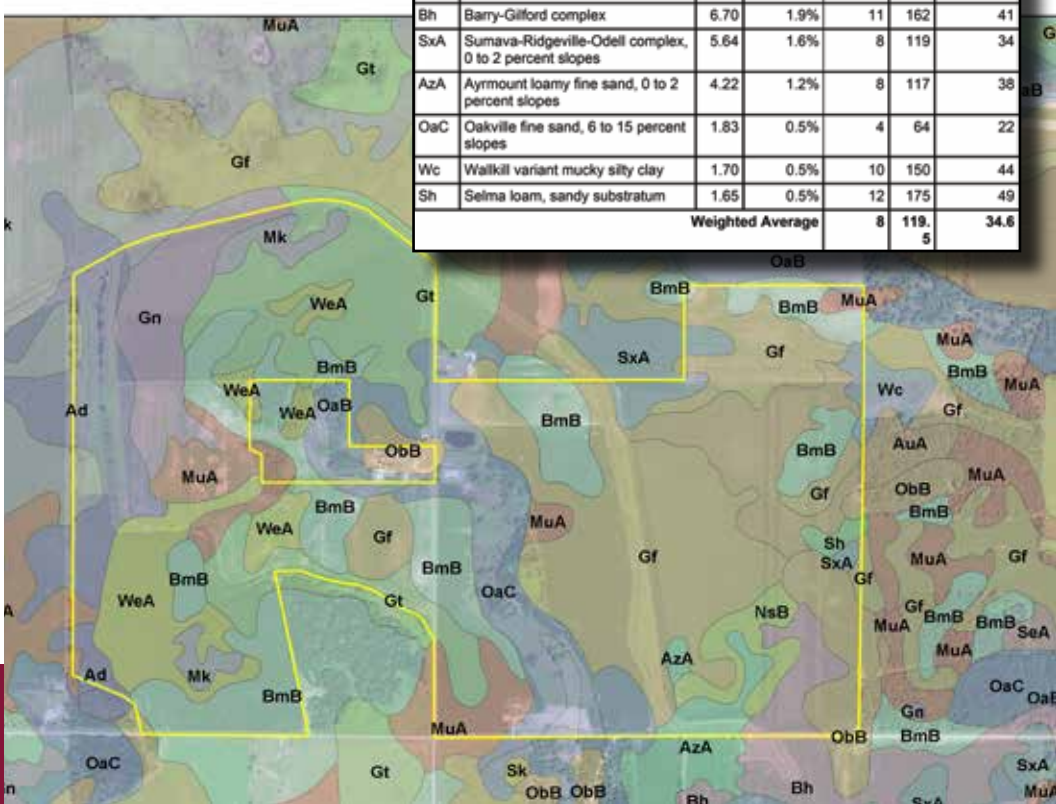
Directions to Property: From east of Morocco at the intersection of U.S. 41 and St. Rd. 114, go east on St. Rd. 114 for 2.2 miles to Meridian Road. Go north on Meridian Road for 2 miles to the property.

Pt. Sec. 12, T29N, R9W & Pt. Sec. 7, T29N, R8W

• Twp: Beaver & Jackson • County: Newton • State: IN



Area Symbol: IN111, Soil Area Version: 24 (approx. tillable soils)						
Code	Soil Description	Acres	Percent of field	Pasture	Corn	Soybeans
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	77.55	22.1%	10	148	42
BmB	Brems loamy sand, 1 to 3 percent slopes	58.18	16.6%	5	77	27
Gt	Granby loamy fine sand, 0 to 2 percent slopes	43.89	12.5%	9	133	36
WeA	Watsoka loamy sand, 0 to 1 percent slopes	26.99	7.7%	7	104	27
Ad	Adrian muck, drained, 0 to 1 percent slopes	20.81	5.9%	10	144	40
AuA	Aubbeenaubee-Whitaker complex, 0 to 2 percent slopes	20.62	5.9%	9	135	44
Gn	Granby mucky loamy fine sand	19.72	5.6%	9	135	28
MuA	Morocco loamy sand, 0 to 2 percent slopes	19.47	5.6%	7	102	36
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	12.49	3.6%	5	81	28
OaB	Oakville fine sand, 2 to 6 percent slopes	10.40	3.0%	5	72	26
Mk	Maumee mucky loamy fine sand	10.27	2.9%	9	135	28
NsB	Nesius loamy fine sand, 1 to 4 percent slopes	8.60	2.5%	6	95	30
Bh	Barry-Gilford complex	6.70	1.9%	11	162	41
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	5.64	1.6%	8	119	34
AzA	Aymount loamy fine sand, 0 to 2 percent slopes	4.22	1.2%	8	117	38
OaC	Oakville fine sand, 6 to 15 percent slopes	1.83	0.5%	4	64	22
Wc	Walkill variant mucky silty clay	1.70	0.5%	10	150	44
Sh	Selma loam, sandy substratum	1.65	0.5%	12	175	49
Weighted Average				8	119.	34.6



Listing Agents: Matt Wiseman / cell: 219-689-4373 or office: 866-419-7223
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The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency. Luzer - JHMW06N



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