



For
Sale

43± acres

Warren Co., IN



East Wander Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Recreational tract with large stocked pond, turkey, deer and other wildlife, and CRP income

- Size:** 43.361± total acres,
32.7± CRP acres, some tillable acreage*
all subject to confirmation
- Location:** Approximately 3.5 miles southwest of West Lebanon on Wander (500S) and 525 W Roads
- Legal:** Part of Section 27, Steuben Township (21N),
Range 9 West, Warren County, Indiana
- Improvements:** None
- FSA Data:**

| | Base Ac. | Direct Yield | CC Yield |
|------|----------|--------------|----------|
| Corn | * | 105 | 105 |

*To be determined after remapping/split
- Soils:** See reverse side
- CRP Info:** 19.8 ac. - \$1,584 through 2014
4.1 ac. - \$447 through 2013
8.8 ac. - \$849 through 2008
- Other:** Enrolled in the Certified Forest Program
- RE Taxes:** \$216.80 (appx. \$5/ac.)
- PIN:** 86-13-27-100-001.000-013
- Price:** \$234,144 (\$5,400/ac.)
- Terms:** Cash
- Management:** Professional farm management available



Contact Sid E. Holderly, Associate Broker

SEHappraiser@comcast.net

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Fax: (866) 640-6803

509 N. Main

Reynolds, Indiana 47980

Designated Agent for Seller

Main Office: 4424 Vogel Road, Suite 400
Evansville, Indiana 47715



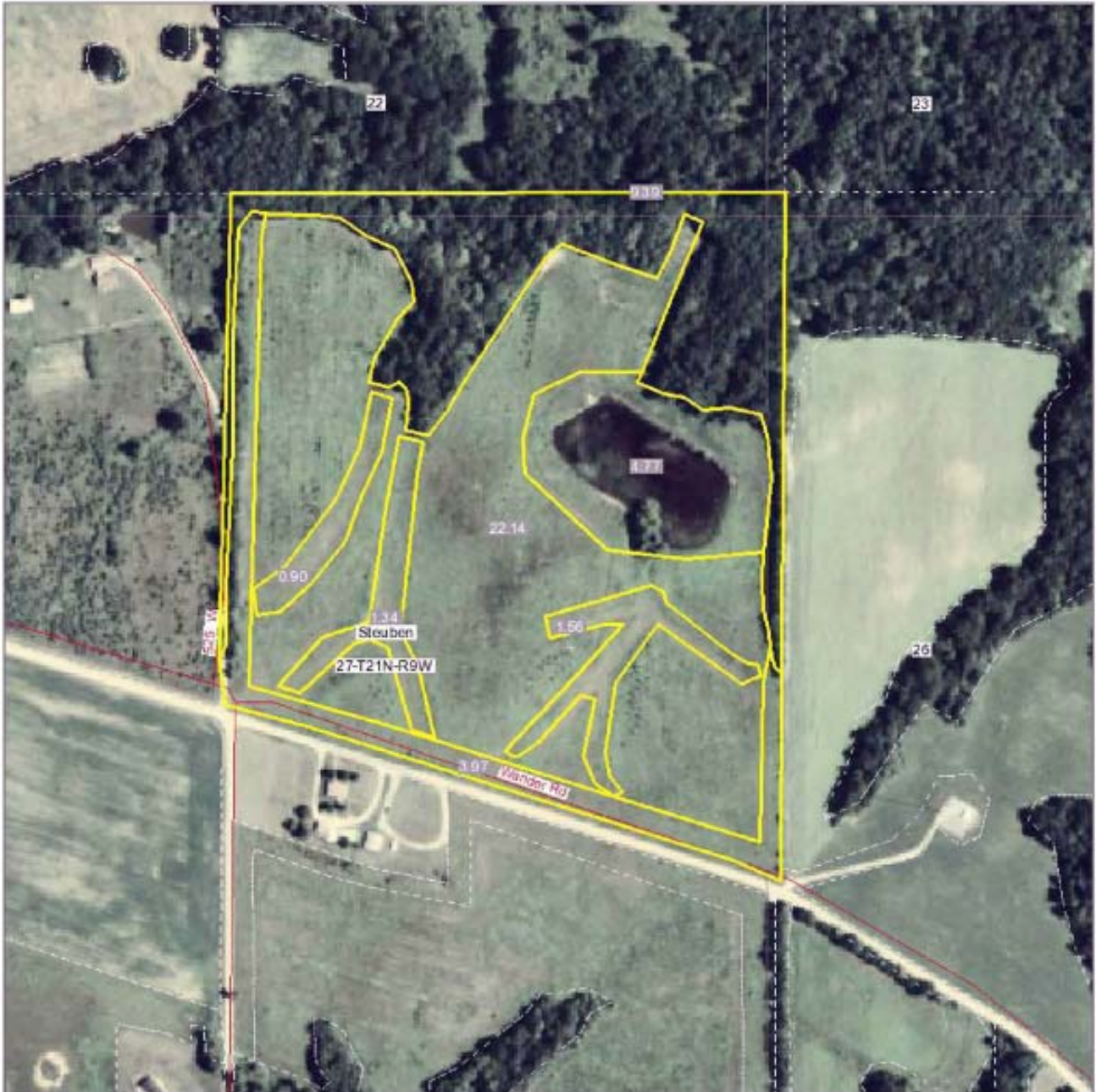
Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

East Wander Farm

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Aerial Map



Capital
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Property
Services, Inc.

Map Provided by



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27-21N-9W
Warren County
Indiana

map corner: 40° 14' 28", 87° 25' 0.93"
scale: 1:3958

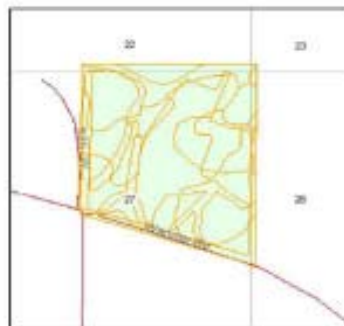
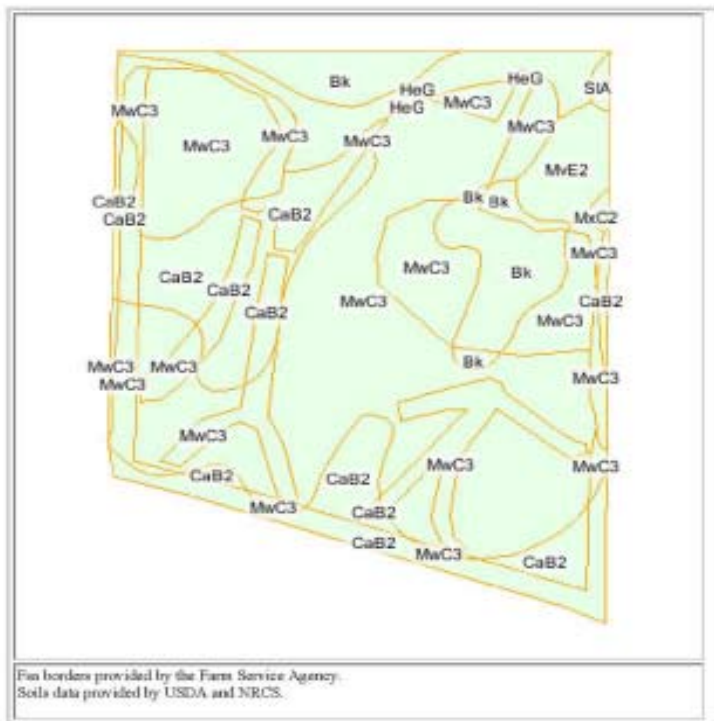


3/25/2008

East Wander Farm

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Soils Information



State: **IN**
County: **Warren**
Location: **26-21 N-9W**
Township: **Steuben**
Acres: **44.1**



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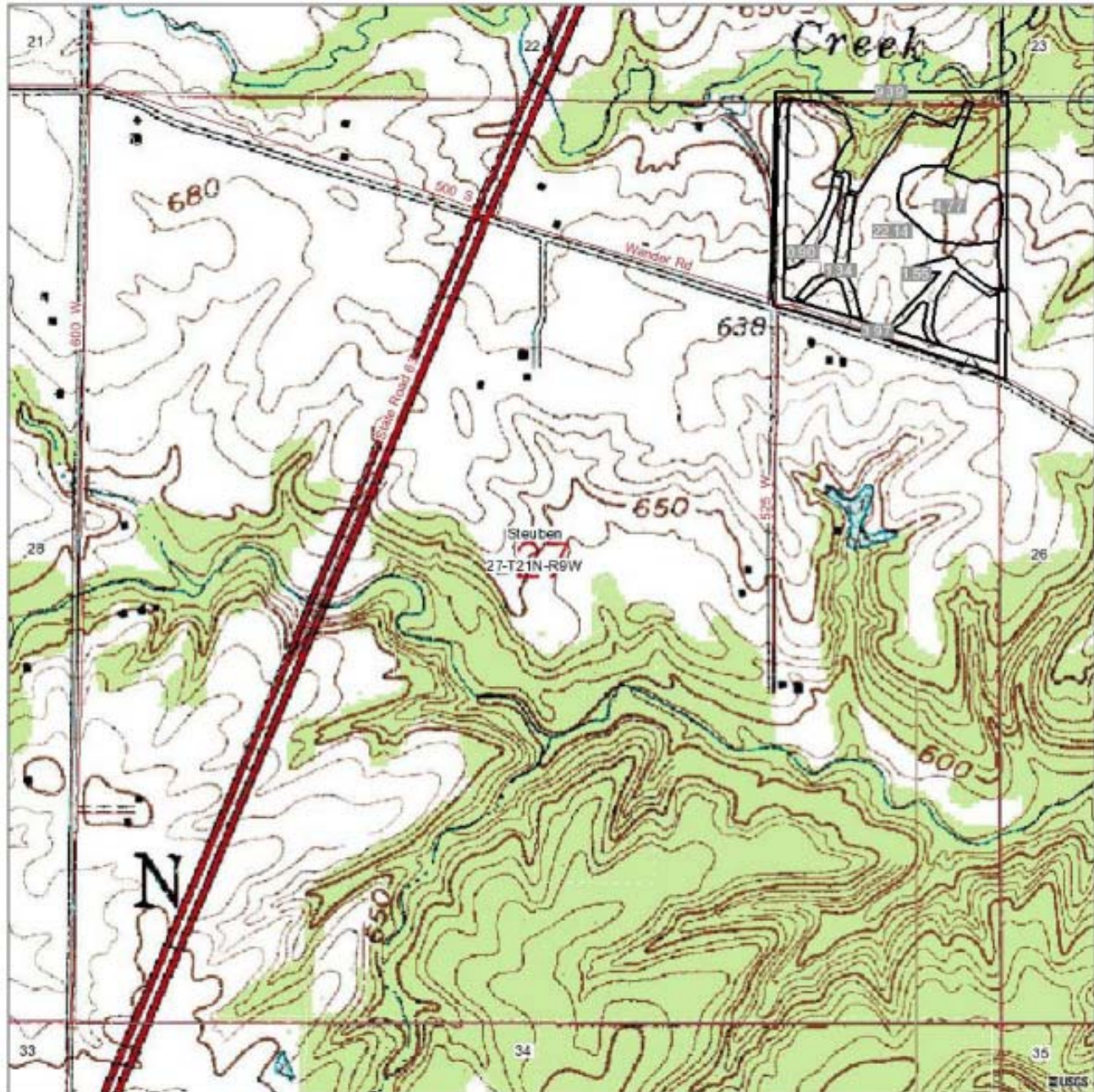
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| Code | Soil Description | Acres | Percent of field | Non-Irr Class | Corn | Soybeans |
|-------------------------|---|-------|------------------|---------------|-----------|-----------|
| MwC3 | Morley silty clay loam, moderately wet, 6 to 12 percent slopes, severely eroded | 26.6 | 60.3% | IVe | 70 | 25 |
| CaB2 | Cadiz silt loam, moderately wet, 1 to 6 percent slopes, eroded | 9.3 | 21.1% | IIe | 115 | 40 |
| Bk | Beckville loam, occasionally flooded | 3.9 | 8.8% | IIw | 105 | 37 |
| HeG | Hennepin loam, 30 to 70 percent slopes | 2.6 | 5.9% | VIIe | 0 | 0 |
| MvE2 | Morley silt loam, moderately wet, 15 to 25 percent slopes, eroded | 1.4 | 3.2% | VIe | 0 | 0 |
| SIA | Starks silt loam, till substratum, 0 to 2 percent slopes | 0.2 | 0.5% | IIw | 125 | 44 |
| MxC2 | Morley-Cadiz silt loams, moderately wet, 6 to 12 percent slopes, eroded | 0.1 | 0.2% | IIIe | 85 | 30 |
| Weighted Average | | | | | 77 | 27 |

East Wander Farm

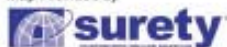
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Topography Map



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27-21N-9W
Warren County
Indiana

map center: 40° 14' 10.34, 87° 25' 27.21
scale: 1:9438



3/25/2008