

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Sullivan County, IN**



## Property Key Features

- 78.03 FSA/Eff. Crop Acres with a NCCPI Rating of 79.00
- Good Addition to Investment Portfolio or Existing Operation
- Nice Sullivan County, Indiana Farm

**Brian Massey, AFM, CCA**

Designated Managing Broker in IL  
Licensed Broker in IN

**217-519-1543**

**BrianM@Hertz.ag**

**217-762-9881**

700 W. Bridge Street / P.O. Box 467  
Monticello, IL 61856

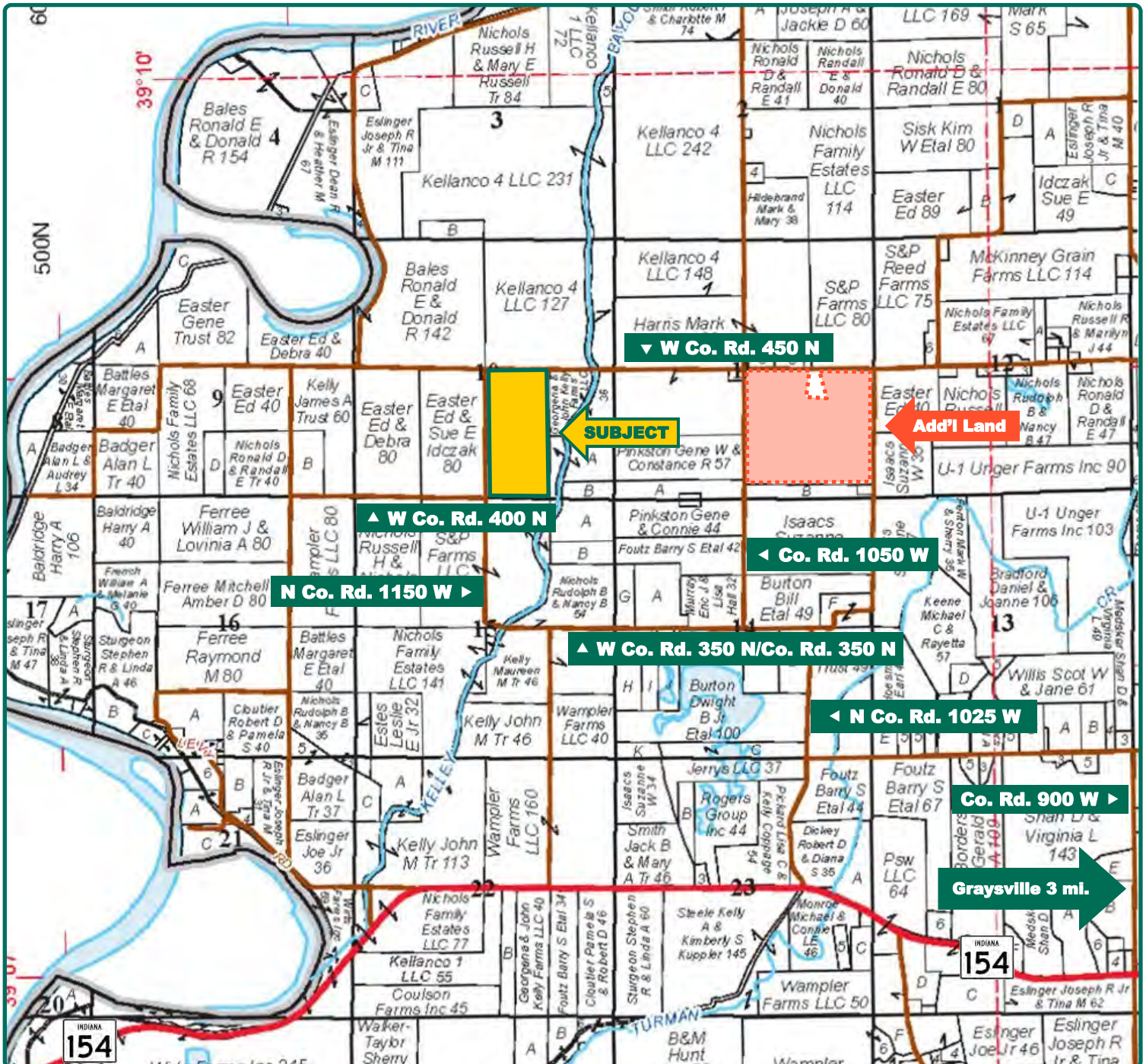
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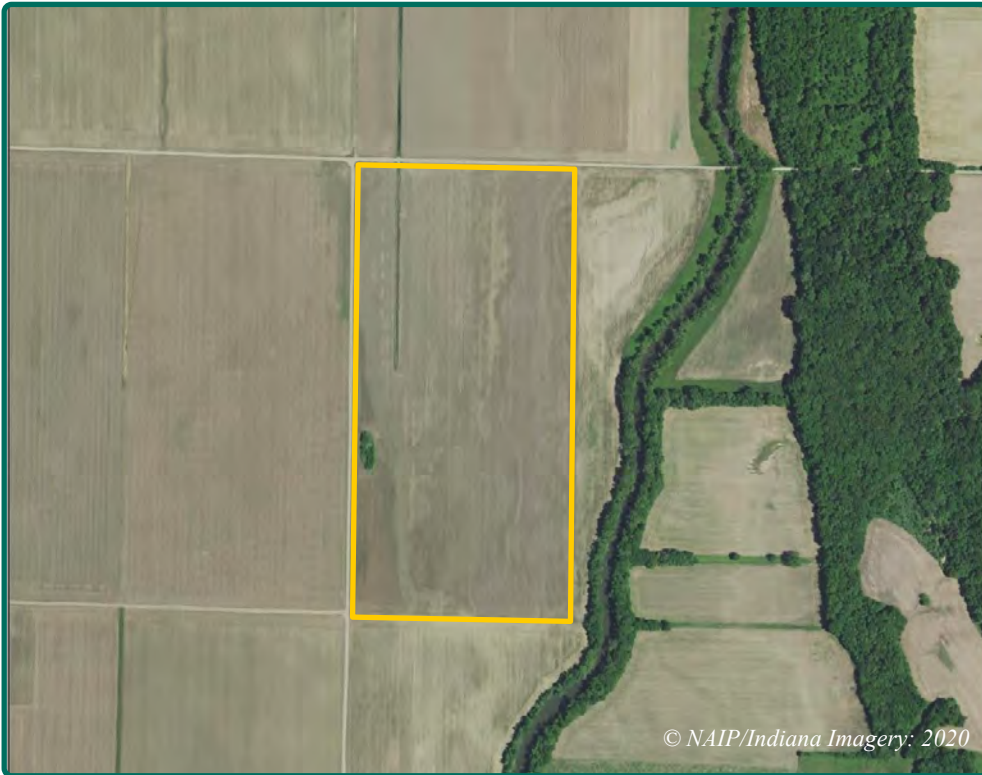


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<b>FSA/Eff. Crop Acres:</b>	<b>78.03</b>
<b>Corn Base Acres:</b>	<b>44.89</b>
<b>Bean Base Acres:</b>	<b>33.14</b>
<b>Soil Productivity:</b>	<b>79.00 NCCPI</b>

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## Property Information

### 80.00 Acres, m/l

### Location

From Graysville: Go west on IN-154 W toward N Co. Rd. 900 W for 2.3 miles, then north on N Co. Rd. 1025 W for 1 mile, then west on W Co. Rd. 350 N/Co. Rd. 350 N for 0.3 miles, then north on N Co. Rd. 1050 W for 1 mile, then west on W Co. Rd. 450 N for 1 mile. Property is on the south side of the road.

### Legal Description

The W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 10, Township 8 North, Range 11 West in the 2nd P.M., Sullivan Co., IN.

### Price & Terms

#### PRICE REDUCED!

- ~~\$800,182~~ \$740,000
- ~~\$10,002.27/acre~~ \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on the terms of existing lease.

### Real Estate Tax

2022 Taxes Payable 2023: \$1,316.00  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$16.45  
Tax Parcel ID #: 77-05-10-000-006.000-016

### Lease Status

Contact agent for details.

### FSA Data

Farm Number 1036, Tract 1910  
FSA/Eff. Crop Acres: 78.03  
Corn Base Acres: 44.89  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 33.14  
Bean PLC Yield: 43 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil type is Eel. NCCPI on the FSA/ Eff. Crop acres is 79.00. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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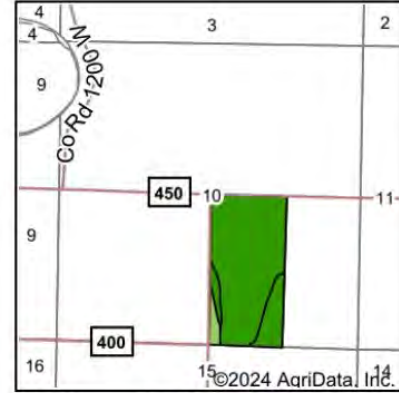
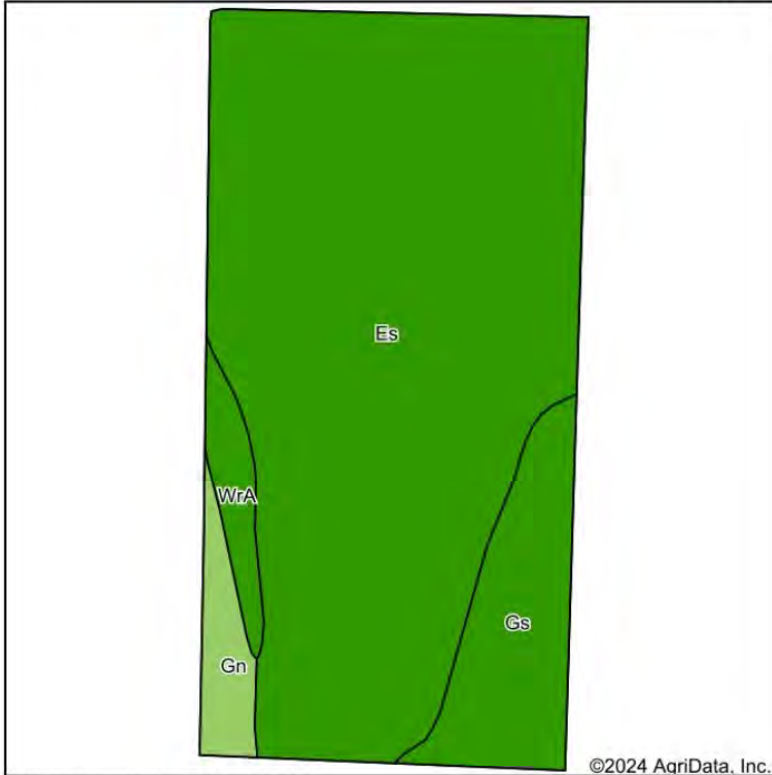
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State: **Indiana**  
 County: **Sullivan**  
 Location: **10-8N-11W**  
 Township: **Turman**  
 Acres: **78.03**  
 Date: **1/29/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IN153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Es	Eel silt loam	62.91	80.6%		IIw	81
Gs	Genesee silt loam	9.55	12.2%		IIw	78
Gn	Genesee fine sandy loam, sandy variant	3.03	3.9%		IIIw	55
WrA	Warsaw sandy loam, 0 to 2 percent slopes	2.54	3.3%		IIIs	61
<b>Weighted Average</b>					<b>2.04</b>	<b>*n 79</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Land Description

Level.

## Drainage

Natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Additional Land for Sale

Seller has an additional tract of land for sale located approximately 1 mile east of this property. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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# Additional Land Aerial Photo



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