INDIANA | GREENCASTLE TWP | PUTNAM CO

FOR SALE







POTENTIAL DEVELOPMENT TRANSITIONAL LAND

Offering two individual tracts *(with the option to divide further)* of transitional land featuring over 213 acres of cropland. Ideal for development purposes as it is situated near the Putnam County Airport with road frontage along CR 250 E. Don't miss out on this enticing opportunity!

For more information regarding listing price or to make a private showing appointment contact Todd or Charles today!

222.5+/- TOTAL ACRES

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Charles McCarty
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HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

222.5+/- ACRES

TRACT 1: 55.9+/- ACRES 55+/- Tillable • 0.9+/- Roads/Waterway

TRACT 2: 166.6+/- ACRES 158.2+/- Tillable • 6.0+/- Non-Tillable
1.0+/- Pond • 1.4+/- Roads/Waterway

OPTION TO DIVIDE INTO ADDITIONAL TRACTS

PROPERTY LOCATION

East side of Greencastle, IN adjoining east side of Putnam County Airport along the west side of CR 250 E in Greencastle Township, Putnam County.

PROPERTY TYPE

Potential Development, Transitional Farmland

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Greencastle Schools

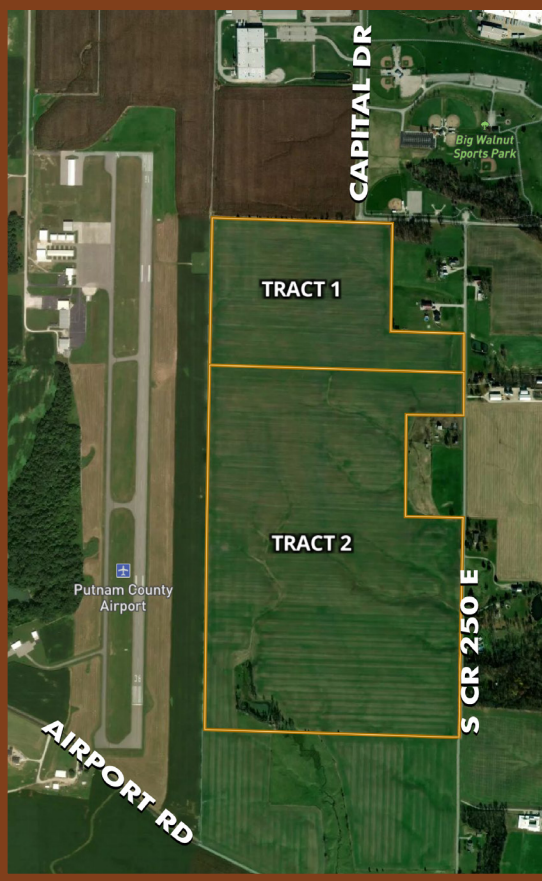
ZONING

R-1 Residential

SCAN

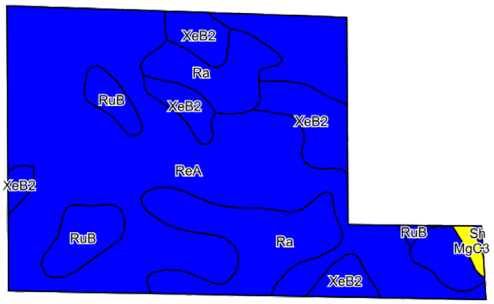
LEARN MORE ABOUT THIS LISTING

Access additional details regarding this property including additional photos and maps.



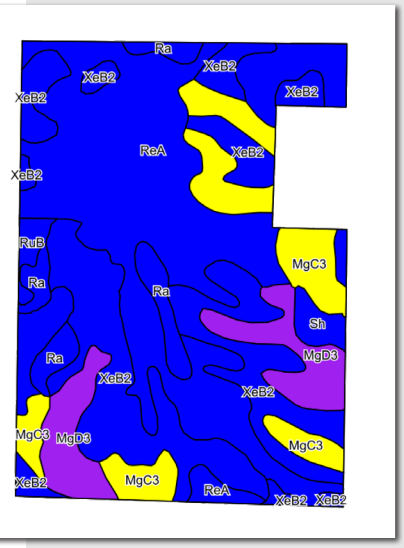
TRACT 1

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
ReA	Reesville silt loam, 0 to 2 percent slopes	34.80	161	53
Ra	Ragsdale silt loam, 0 to 2 percent slopes	9.41	185	56
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	7.97	152	53
RuB	Russell silt loam, 2 to 6 percent slopes	3.28	156	54
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.37	126	44
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	0.07	125	43
	WEIGHTED AVERAGE (WAPI)		**163.2**	**53.5**



TRACT 2

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
ReA	Reesville silt loam, 0 to 2 percent slopes	69.74	161	53
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	48.88	152	53
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	20.27	126	44
MgD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	15.04	110	38
Ra	Ragsdale silt loam, 0 to 2 percent slopes	8.10	185	56
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	2.86	125	43
RuB	Russell silt loam, 2 to 6 percent slopes	1.71	156	54
	WEIGHTED AVERAGE (WAPI)		**150**	**50.5**



HLS#TML-13291