

## White County

**County:** White  
**State:** Indiana  
**Twp:** Monon  
**Property type:** Recreational / tillable

**Directions:** From Rensselaer, IN, take US 231 south to St. Rd. 16, then go east approximately 15 miles to Co. Rd. 200 W, then Co. Rd. 200 W north 2 miles to Co. Rd. 1000 N, then go 1 1/2 miles west. Property on north side of road.

- 83.67 +/- acres with 38.4 +/- tillable acres
- Excellent deer hunting
- Young quality hardwoods
- Taxes: \$400



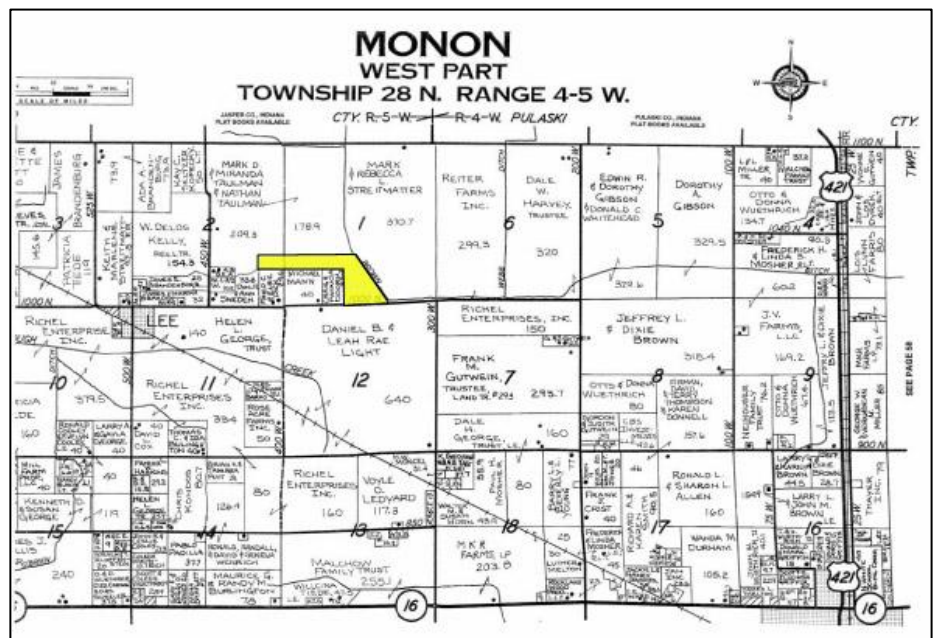
FSA Information			
Cropland 38.4 acres			
	Base Acres	Direct Yield	CC Yield
Corn	19.4	108 bu	138 bu
Soybeans	17.6	34 bu	41 bu

**PRICE REDUCED!**

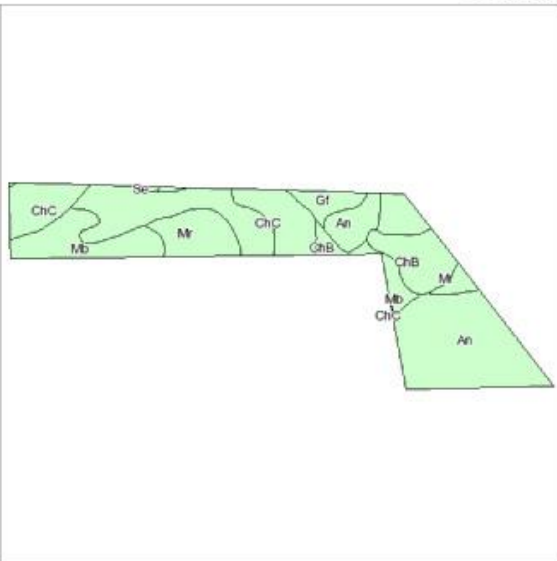
Price - \$230,000.00

*Give us a call at 217-442-9900 to show you this property!*

*At Butler Busby Hicks Land & Auction, "the entire team is working for you".*



**Soils Map**



State: **Indiana**  
 County: **White**  
 Location: **001-028N-005W**  
 Township: **Monon**  
 Acres: **83.6**  
 Date: **2/26/2010**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Soybeans
An	Ackerman muck, drained	25.4	30.4%	IVw	93	33
ChB	Chelsea fine sand, 2 to 6 percent slopes	21.2	25.3%	IVs	65	23
ChC	Chelsea fine sand, 6 to 15 percent slopes	11.9	14.3%	Vls		
Mb	Maumee loamy fine sand	11.1	13.3%	IIIw	99	35
Mr	Morocco fine sand	7.7	9.2%	IVs	80	28
Gf	Gifford fine sandy loam	5.9	7.0%	IIw	120	42
Se	Seafield fine sandy loam	0.2	0.2%	IIw	95	33
BmA	Brens loamy fine sand, 0 to 2 percent slopes	0.2	0.3%	IVs	70	25
<b>Weighted Average</b>					<b>74</b>	<b>26.2</b>

September 20, 2007  
 Survey Requested By: Tim Waeltrich  
 Owner: Mark Streitmatter  
 That part of the South Half of Section 1 and the Southeast Quarter of Section 2, Township 28 North, Range 5 West, 2nd Principle Meridian, Monon Township, White County, Indiana described by:  
 Commencing at a railroad spike at the South Quarter Corner of said Section 1, said point being the POINT OF BEGINNING;  
 thence South 88 Degrees 03 Minutes 07 Seconds West (S 88° 03' 07" W) along CR1000N and the South Section Line 405.83 feet to a survey nail with Milligan I.D.; thence North 6 Degrees 38 Minutes 16 Seconds West (N 6° 38' 16" W) 1284.43 feet to a 1/2 inch iron pipe with Milligan I.D. (IP); thence South 89 Degrees 08 Minutes 05 Seconds West (S 89° 08' 05" W) 2116.92 feet; thence South 89 Degrees 10 Minutes 43 Seconds West (S 89° 10' 43" W) 1290.52 feet to an IP; thence North 0 Degrees 28 Minutes 04 Seconds West (N 0° 28' 04" W) 654.06 feet to an IP; thence South 89 Degrees 18 Minutes 46 Seconds East (S 89° 18' 46" E) 3544.88 feet to the centerline of Branch #1 of the F.A. Brown regulated drain; thence along said centerline South 34 Degrees 43 Minutes 38 Seconds East (S 34° 43' 38" E) 517.94 feet and South 39 Degrees 25 Minutes 13 Seconds East (S 39° 25' 13" E) 1713.97 feet to the South Line of said Section 1; thence South 89 Degrees 06 Minutes 37 Seconds West (S 89° 06' 37" W) along said Section Line 1094.02 feet to the POINT OF BEGINNING; said described tract containing 83.665 Acres, more or less (19.046 Acres out of the SE1/4 of Section 2, 48.003 Acres out of the SW1/4 of Section 1, and 16.616 Acres out of the SE1/4 of Section 1).  
 The above described parcel being subject to all easements of record pertaining to this parcel.  
 I, James L. Milligan, do hereby certify that I am an Indiana Registered Land Surveyor and that this plat and description is representative of a survey completed under my direction, and to the best of my knowledge and belief was executed in accordance with Title 36S, Article 1, Chapter 12, Section 1 through 30 of Indiana Administrative Code.

**SURVEYOR REPORT**  
 In accordance with Title 36S, Article 1, Chapter 12, Section 1 through 30 of Indiana Administrative Code following observation and opinions are submitted regarding the various uncertainties in the locator lines and corners established on this survey as a

a) Variances in the reference monuments: None  
 b) Discrepancies in record descriptions and plats: None  
 c) Inconsistencies in lines of occupation: None  
 d) Relative Positional Accuracies: Rural



**Butler • Busby • Hicks, Land & Auction is also affiliated with HuntingProProperties.com as the exclusive auction company for recreational properties in Illinois, Indiana & Montana. Private Listings ~ Public Auctions**