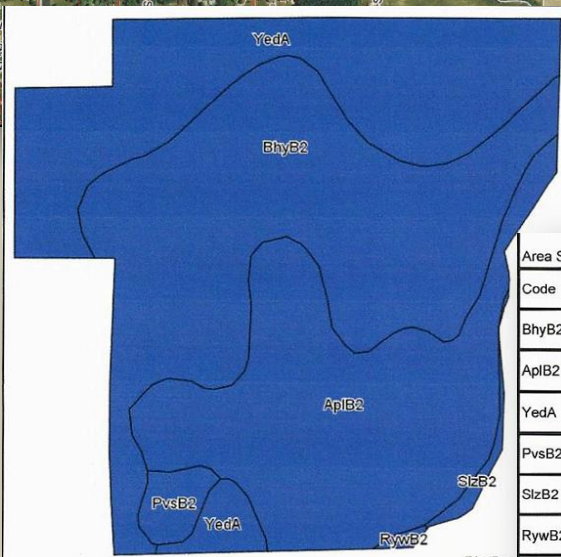
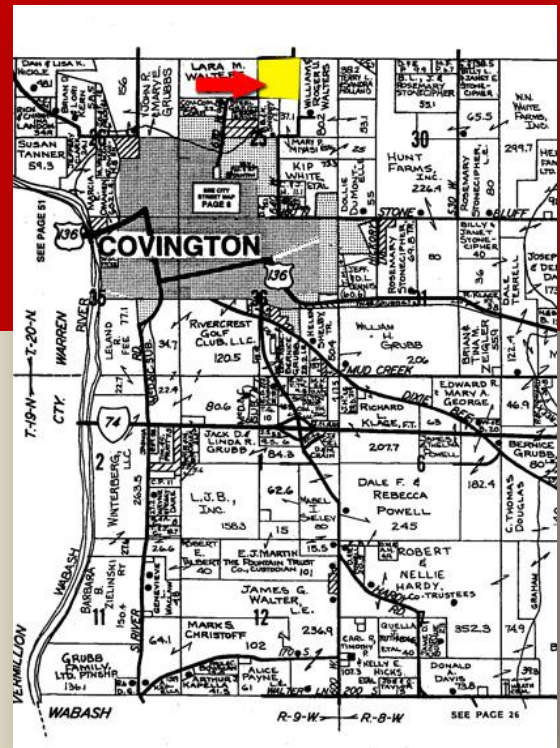


LAND FOR SALE

+/- 31.9 acres

Troy Township, Fountain County, Indiana

Directions: In Covington, go north on 9th Street / Trojan Sports Complex Road. Property located on east side of road.



This property is located on a blacktop road close to town and contains +/- 31.9 tillable acres. Mostly level with good places to build a home.

It is surrounded on two sides by the community hiking trail.

2014 Taxes: \$833.00

Price: \$8,000.00 per acre

Area Symbol: IN045, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*eftog corn
BhyB2	Birkbeck silt loam, 2 to 6 percent slopes, eroded	11.98	39.9%	■	Ile	155	5	10	54	70	155
AplB2	Angatoka silt loam, 2 to 6 percent slopes, eroded	8.93	29.7%	■	Ile	150	5	10	53	75	150
YedA	Yeddo silt loam, 0 to 2 percent slopes	8.25	27.5%	■	Ilw	170	6	11	56	77	170
PvsB2	Princeton fine sandy loam, 2 to 6 percent slopes, eroded	0.57	1.9%	■	Ile	130	4	9	46	65	130
SlzB2	Silverwood loam, 2 to 6 percent slopes, eroded	0.22	0.7%	■	Ile	100	3	7	35	50	100
RywB2	Russell silt loam, 2 to 6 percent slopes, eroded	0.08	0.3%	■	Ile	150	5	10	53	75	150
Weighted Average						156.7	5.2	10.2	54	73.2	156.7



Michael Kay, Listing Agent
The Warren Agency
 PO Box 158, Williamsport, IN 47993
 Office: 765-762-2359 • Cell: 765-585-3098
www.thewarrenagency.com • mike@thewarrenagency.com