



# For Sale 228<sup>±</sup> Acres

## Prime Investment Quality Farmland

Cass County, IN

**SCHRADER**  
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

### LISTING AGENTS:

**JIM HAYWORTH**

**765-427-1913**

**TODD FREEMAN**

**765-414-1863**

James David Hayworth, RB14004965

Todd A. Freeman, RB14042316

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Schrader Real Estate and Auction Company, Inc., BO090700041



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# For Sale 228<sup>±</sup> Acres

Prime Investment Quality Farmland in Cass County, IN

- Excellent Location • Excellent Soils
- Excellent Yields • Good Road Frontage
- 10<sup>±</sup> miles SE of Logansport, IN
- 20<sup>±</sup> miles NW of Kokomo, IN

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## Prime Investment Quality Farmland in Cass County, IN



### FSA Info: Farm 2987 - Tract# 18444

Crop Land 224.92 acres

Corn Base 112.48 acres

Soybeans 112.44 acres

### RE Tax Info: 2024 - Pay 2025

RE \$9,845.66/yr

Ditch \$286.78/yr

### Yield History:

Per the owner, his average corn yields over the past 5 years: 275 bu/acre.

The seller retains his rights for the 2025 growing crops.



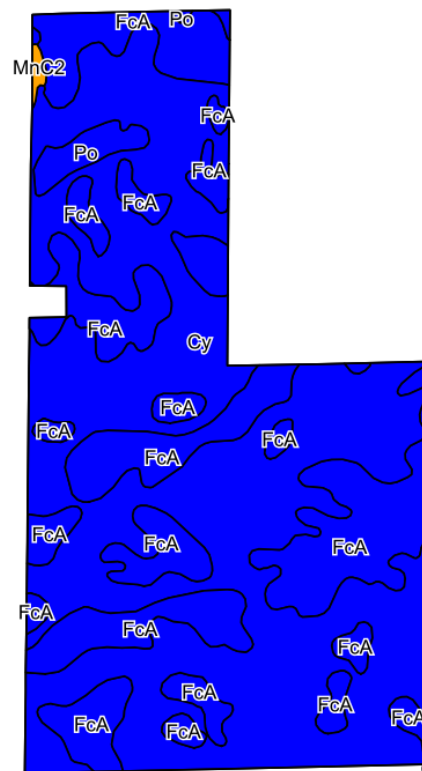
Listing Price:

**\$5,135,625** (\$22,500/acre)

**CR 300 E & 1000 S, Walton, IN 46994.**

*This farm is located approximately 10± miles SE of Logansport, IN or 20± miles NW of Kokomo, IN.*

This 228± acre farm has excellent location, excellent soils, 224.92 acres tillable in 1 field. The farm had farm tile installed in 2012 (call sale managers for a copy of tile map), excellent yields and good road frontage.



Area Symbol: IN017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Cy	Cyclone silt loam, 0 to 2 percent slopes	140.76	62.1%		Ilw	185	6	13	65	75
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	81.39	35.9%		Ilw	168	5	11	62	65
Po	Patton silty clay loam, 0 to 2 percent slopes	4.09	1.8%		Ilw	173	6	12	51	69
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.55	0.2%		Illc	133	4	9	47	58
Weighted Average					2.00	178.6	5.6	12.3	63.6	71.3

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

K-WEST FARMS, LLC (JH/TF01C)

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