

WILLIAMSBURG, IN – WAYNE COUNTY, GREEN TWP.

EASTERN INDIANA CROP LAND

78± Acres

FOR SALE

PRICE: \$985,000 (\$12,625 / ACRE)



PROPERTY LOCATION: ¾ Miles southeast of the intersection of N. Centerville Rd. & US 35 at Williamsburg, IN.

FARM DESCRIPTION:

Wayne County, Green Township, Section 5 (N. US Hwy 35, Williamsburg, IN)

78± ACRES with 76± FSA tillable acres. Frontage on N. US Hwy 35.

- This is a good cropland investment tract including Treaty, Miami, and Crosby soils.
- Good frontage and a nice location.
- The property is bordered on the north by the Cardinal Greenway.
- Take advantage of the opportunities this tract of land has to offer.
- Current fertility is high with 4 tons of poultry litter applied prior to the 2025 corn crop.
- The property consists of (2) Wayne County Tax Parcels with annual taxes being \$3,204.44

2026 CROP RIGHTS NEGOTIABLE



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

GARBER - AW38W

WILLIAMSBURG, IN – WAYNE COUNTY, GREEN TWP.

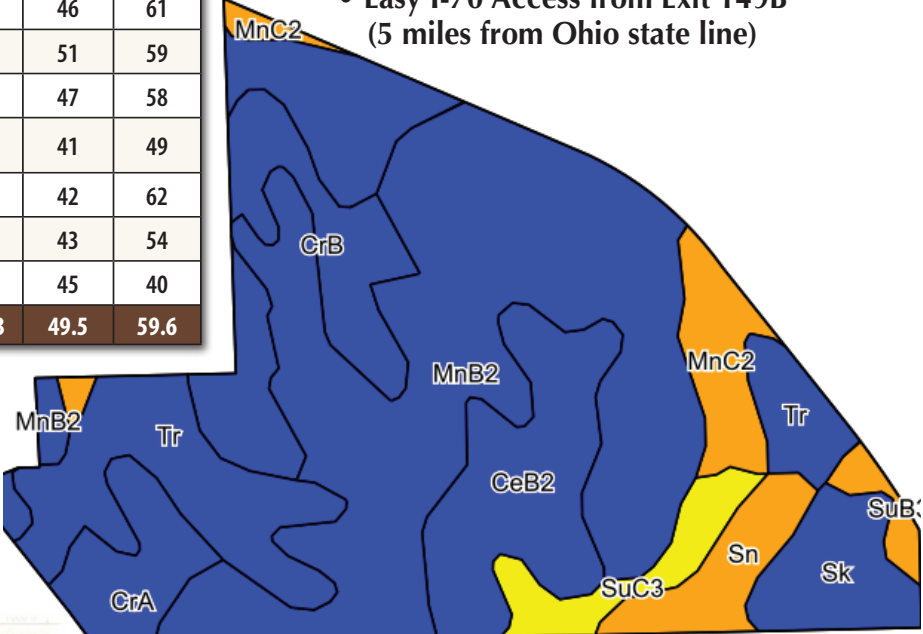
EASTERN INDIANA CROP LAND

78± Acres FOR SALE

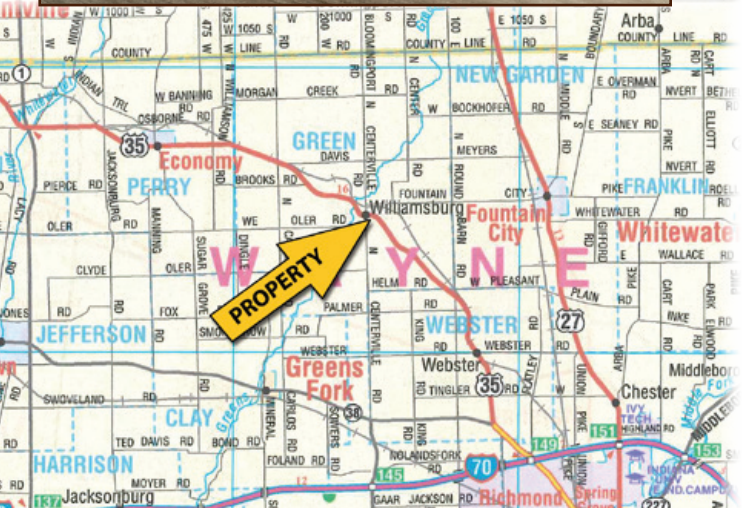
PRICE: \$985,000 (\$12,625 / ACRE)

Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
MnB2	Miami silt loam, 2-6% slopes	31.13	39.5	142	49	63
Tr	Treaty silty loam, 2-6% slopes	13.82	17.6	181	64	61
CeB2	Celina silt loam, 2-6% slopes	8.32	10.6	125	40	52
CrB	Crosby-Celina silt loams, 2-4% slopes	7.43	9.5	138	46	61
Sk	Sleeth silt loam, 0-2% slopes	3.81	4.9	147	51	59
MnC2	Miami silt loam, 6-12% slopes	3.80	4.8	133	47	58
CrA	Crosby silt loam, Southern Ohio Till Plain, 0-2% slopes	3.58	4.6	123	41	49
Sn	Sloan silty clay loam	2.97	3.8	155	42	62
SuC3	Strawn clay loam, 6-12% slopes	2.73	3.5	121	43	54
Sub3	Strawn clay loam, 2-6% slopes	0.92	1.2	131	45	40
Weighted Average				145.3	49.5	59.6

- Quality Soils w/ 76± FSA Crop Acres
- Good Fertility (4 Tons / Acre of Poultry Litter applied in 2025)
- 7 miles Northwest of RICHMOND, IN – 4 miles West of FOUNTAIN CITY, IN
- Easy I-70 Access from Exit 149B (5 miles from Ohio state line)



2026 CROP RIGHTS NEGOTIABLE



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

GARBER - AW38W

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com/listings

LISTING AGENT:
Andy Walther • 765-969-0401
andy@schraderauction.com