

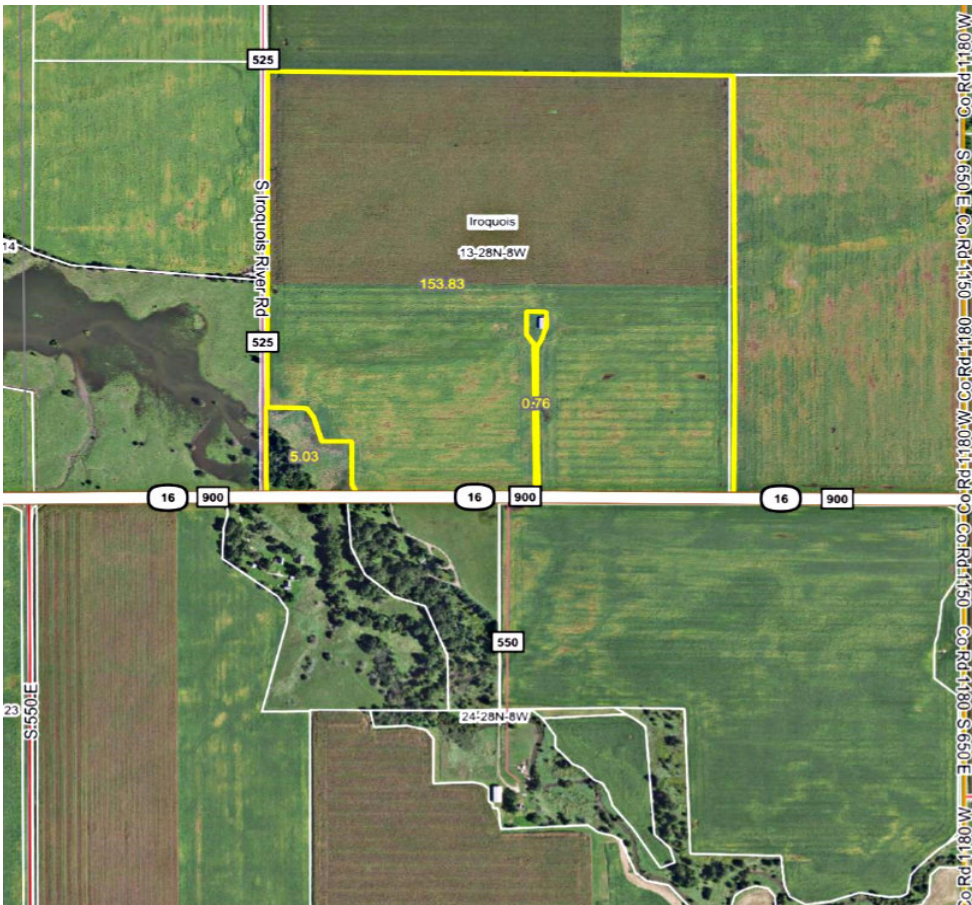


**Proudly presents:**

## **DELAY FARM**

Newton County, Indiana

160+/- acres of nearly all tillable farm ground located in southern Newton County. This property includes a 42' x 64' x 14' pole building. Located 4.5 miles east of Brook, just east of State Road 55 on State Road 16.



**TOTAL ACRES: 160**  
**Tillable Acres: 153.83**  
**AVG NCCPI: 60.5**

**LOCATION:**

4.5 miles east of Brook on State Road 16

**IMPROVEMENTS:**

Pole Building

**PRICE: \$1,240,000**

Terms: Cash

Real Estate Taxes: \$2,577.63/yr  
\$16.11/Ac

**VIEW Listing and Map**

<http://bit.ly/DeLayFarm>

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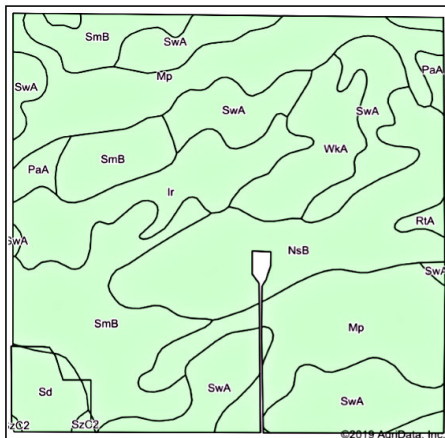
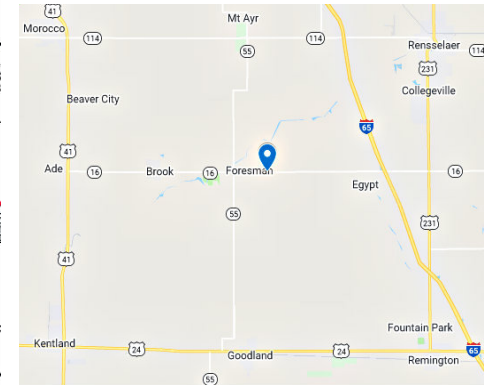
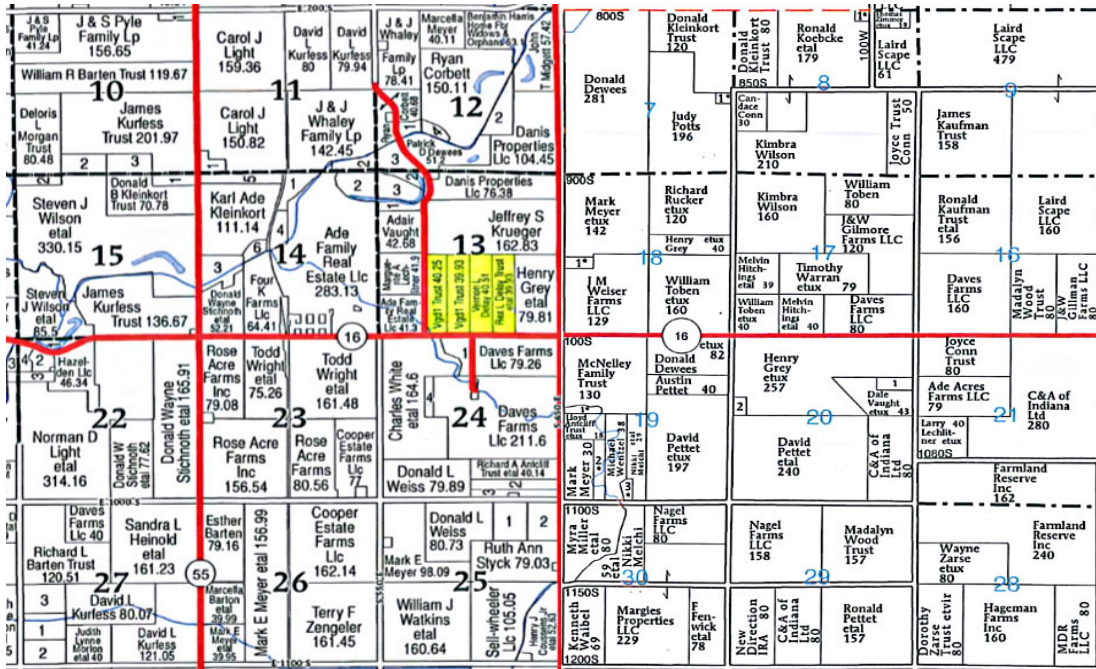


# DELAY FARM

Newton County, Indiana

**PRIMARY SOILS:** See map

**DRAINAGE:** Underground tile, ditch and natural



Area Symbol: IN111, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans	
Mp	Montgomery silty clay loam	40.24	25.3%	IIIw	160		5	11	44	64	
SwA	Strole silty clay loam, 0 to 1 percent slopes	32.71	20.6%	IIw	136		5	9	41	61	
SmB	Simonin loamy sand, 1 to 3 percent slopes	29.67	18.7%	IIe	131		5	8	43	59	
NsB	Nesius loamy fine sand, 1 to 4 percent slopes	24.67	15.5%	IVs	95		4	6	30	43	
Ir	Iroquois fine sandy loam	13.16	8.3%	IIw	170		6	11	47	68	
WkA	Wesley fine sandy loam, 0 to 1 percent slopes	9.22	5.8%	IIw	127		5	8	35	57	
Sd	Sawabash silty clay loam, frequently flooded, undrained	4.73	3.0%	Vw						20	
PaA	Papineau fine sandy loam, 0 to 1 percent slopes	3.18	2.0%	IIw	150		5	10	46	62	
RIA	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.85	0.5%	IIs	127		5	8	35	57	
SzC2	Swygert variant-Simonin complex, 6 to 15 percent slopes, eroded	0.43	0.3%	IVe	116		4	8	39	53	
<b>Weighted Average</b>					<b>133.2</b>		<b>4.8</b>	<b>8.7</b>	<b>39.4</b>	<b>57.2</b>	<b>*n 55.3</b>

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