

# **COMMERCIAL.**

- Very Productive farmland with Rail.
- Located in progressive Wabash County, North Central Indiana.
- Road frontage on two sides.

48 +/- acres with Rail access and additional acreage available with State Road frontage. Excellent location for business, agri-business, or residential.

**3.79 UP TO +/- 48 ACRES  
OF LAND**

**100 S. East St.  
Wabash, IN 46992  
and  
15 Stitt St.  
Wabash, IN 46992**

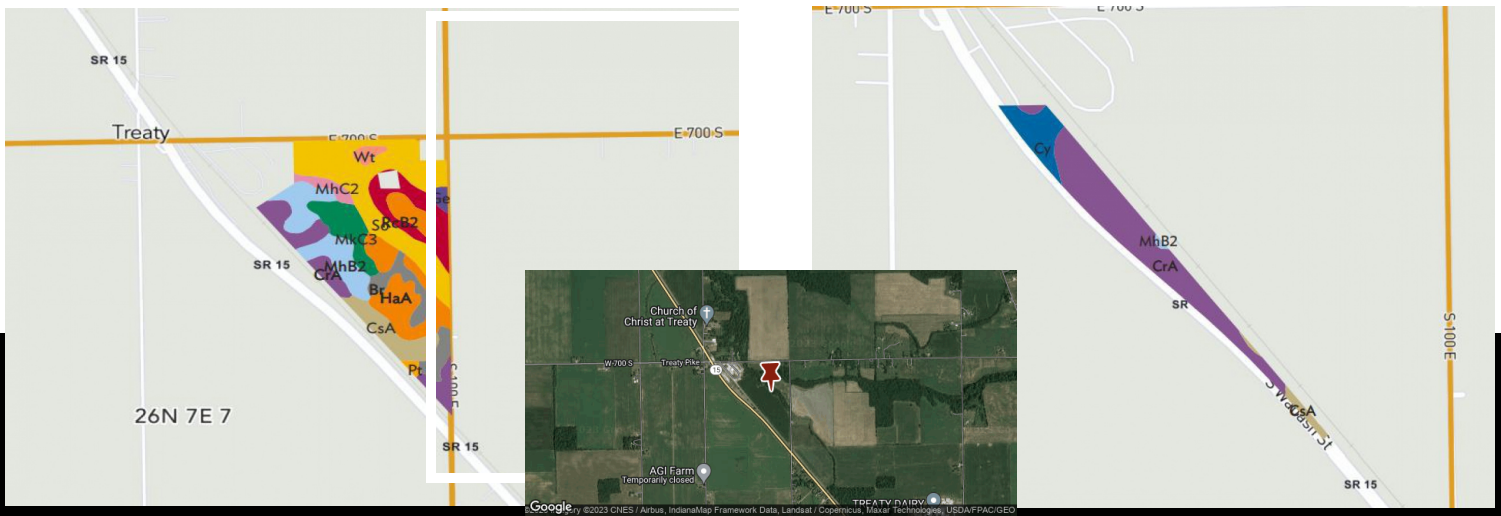


**SALE**

**Call for Price**

**Land Size: 3.79 - 48.00  
Acres**

Contact:  
**317-703-5880**  
**SCOTT SCHULER**  
SSchuler@c21cre.com



# LAND FOR SALE

## 317-703-5880

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	15.43	24.9%	3	82.0
CrA	Crosby silt loam, 0 to 3 percent slopes	9.97	16.1%	2	57.4
HaA	Haskins loam, 0 to 3 percent slopes	9.41	15.2%	2	72.5
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.69	10.8%	2	58.6
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	4.65	7.5%	2	54.0
CsA	Crosier loam, 0 to 3 percent slopes	4.03	6.5%	2	61.5
Br	Brookston loam	4.03	6.5%	2	79.0
MkC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.87	6.2%	4	50.2
MhC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.15	1.9%	3	56.5
Cy	Cyclone silt loam, 0 to 2 percent slopes	1.10	1.8%	2	80.6
Wt	Whitaker loam	0.77	1.2%	2	91.0
Ge	Genesee loam, 0 to 2 percent slopes, occasionally flooded	0.59	0.9%	2	90.1
Pt	Pella silty clay loam	0.34	0.5%	2	84.7

