



## Land Investment Services

David Whitehead  
11772 Broadway  
Crown Point IN 46307  
Phone: (219) 793-4416

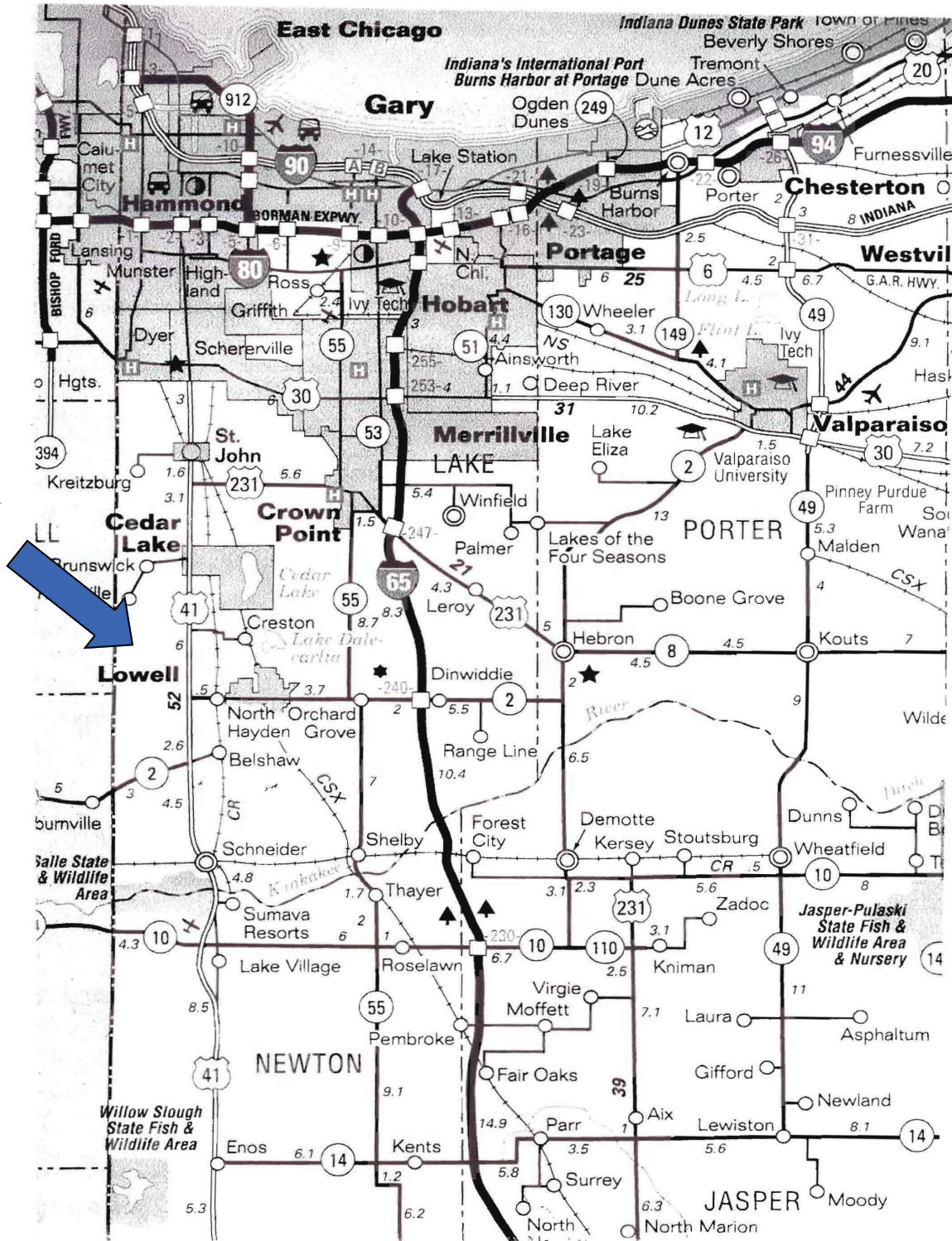
### 112.47 ACRES FOR SALE

### INCLUDES HOUSE & BARN

### LOWELL, INDIANA

TOTAL ACRES	112.47 acres, more or less
TILLABLE ACRES	96.4 acres
LOCATION	16353 Sheffield Ave. between 165 <sup>th</sup> & 169 <sup>th</sup> just two miles west of US 41 near the Illinois line
PROPERTY DESCRIPTION	Includes a 3 bedroom, 2 bath, 3100 sq. ft house, 40 x 60 horse barn built in 2002, two car garage, corn crib
FSA INFORMATION	Corn Yield           105.0 Corn Base           39.1 Bean Yield           30.0 Bean Base           42.9 Wheat Yield         48.0 Farm No.            2214
REAL ESTATE TAXES	\$3,607.32 – House & Buildings \$1,814.40 – Land
ASKING PRICE	\$1,000,000
TERMS	Cash
INFORMATION	David Whitehead

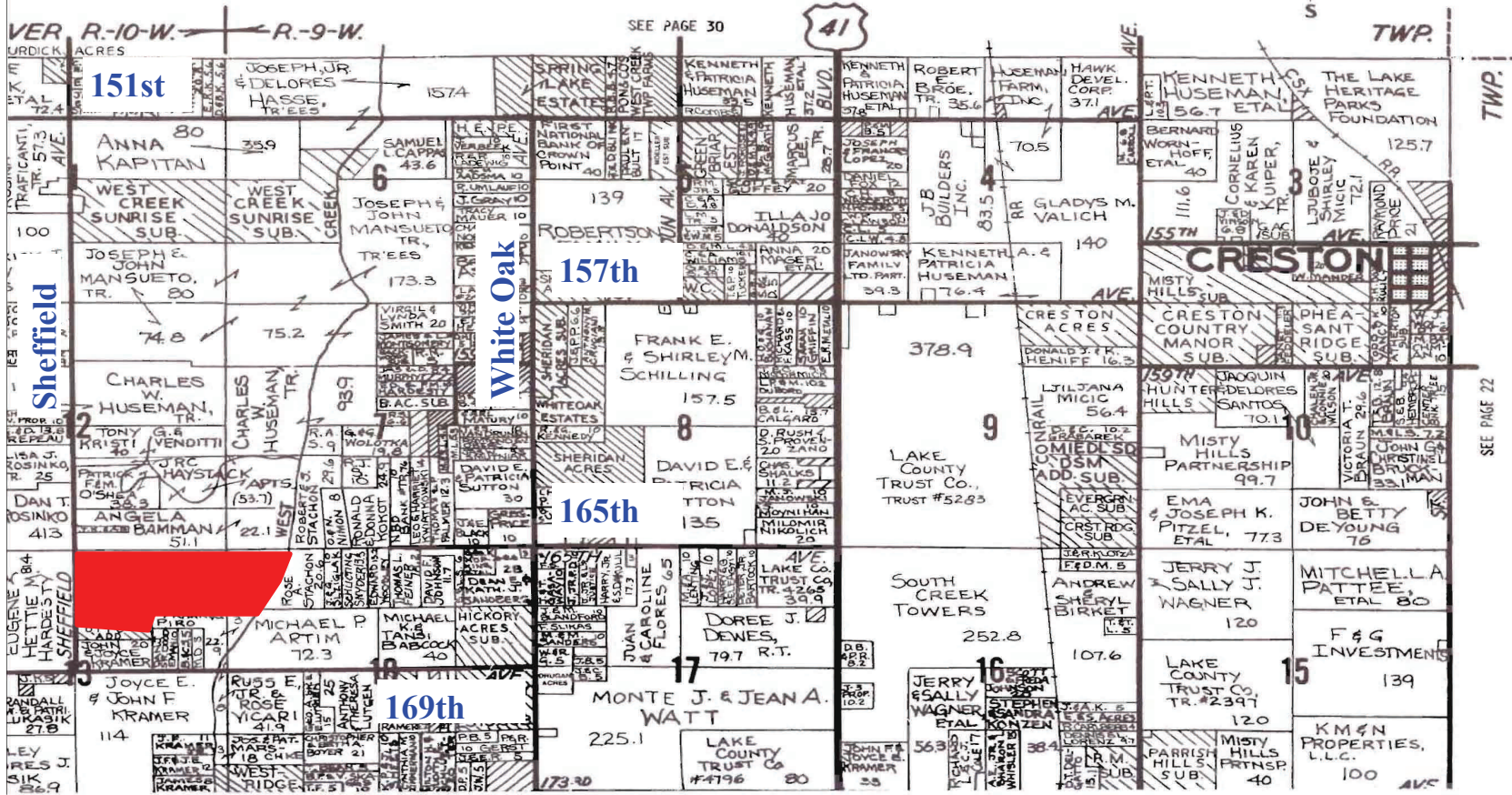
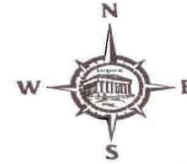
Farm  
Location





# Lake County

## WEST CREEK NORTH PART TOWNSHIP 33 N. RANGE 9-10 W.



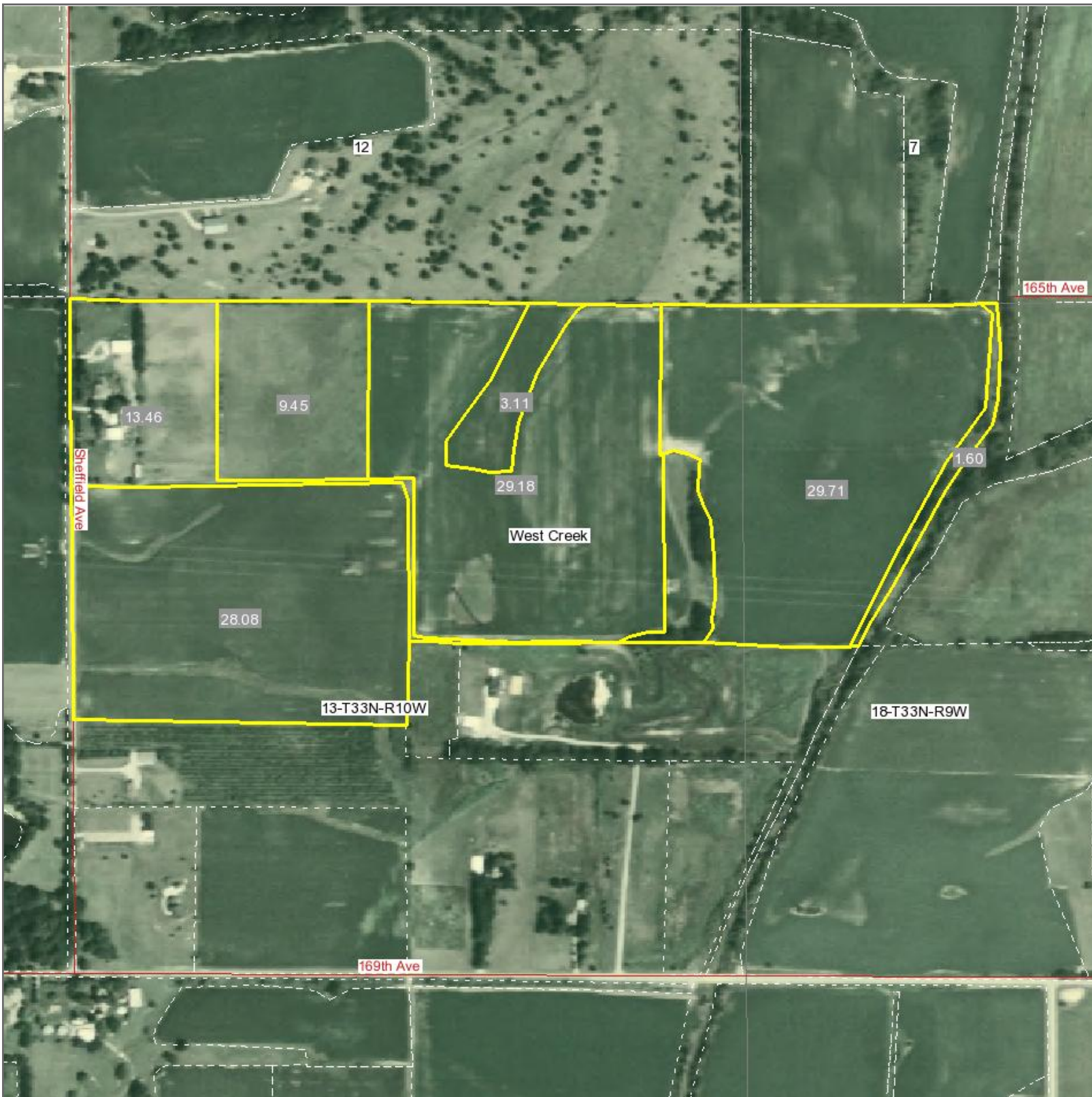
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# Aerial Map



map center: 41° 18' 59.59, 87° 30' 36.05  
scale: 1:6474

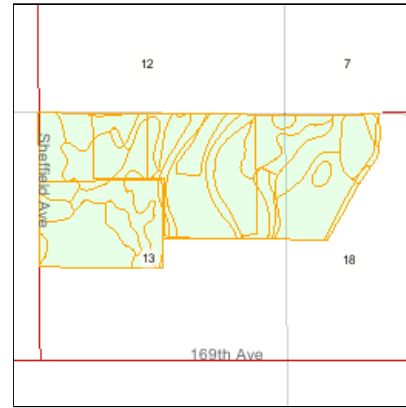
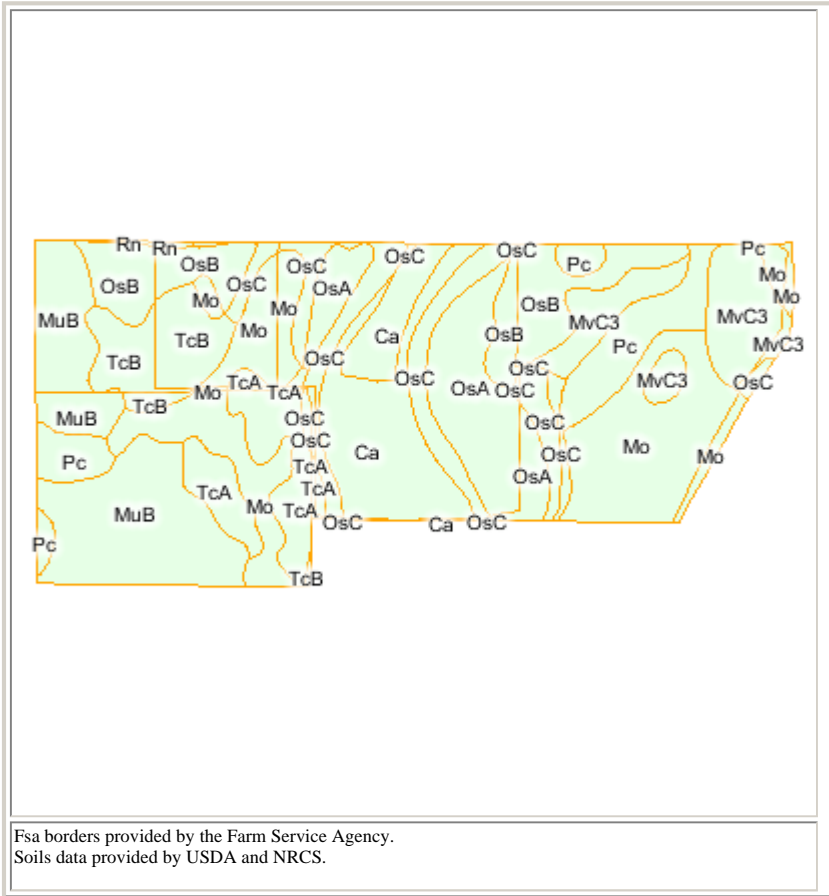
**13-33N-10W**  
**Lake County**  
**Indiana**



7/31/2008

Map Provided by  
  
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# Soils Map



State: **IN**  
 County: **Lake**  
 Location: **18-33N-9W**  
 Township: **West Creek**  
 Acres: **114.7**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Corn	Grass-legume hay	Pasture	Soybeans	Winter wheat
Mo	Milford silt loam, overwash	22.0	19.2%	IIw		130	4.3	8.6	46	59
MuB	Morley silt loam, 2 to 6 percent slopes	17.6	15.3%	IIe		95	3.1	6.2	33	43
Ca	Houghton muck, drained, 0 to 1 percent slopes	12.9	11.2%	IIIw		127	4.2	8.4	45	51
OsA	Oshtemo fine sandy loam, 0 to 2 percent slopes	11.0	9.6%	IIIs	IIIs	85	2.8	5.6	30	34
OsB	Oshtemo fine sandy loam, 2 to 6 percent slopes	10.6	9.2%	IIIe	IIIe	85	2.8	5.6	30	34
OsC	Oshtemo fine sandy loam, 6 to 12 percent slopes	10.5	9.2%	IIIe	IIIe	75	2.5	5.0	26	30
MvC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	8.5	7.4%	IVe		70	2.3	4.6	25	32
Pc	Pewamo silty clay loam	7.6	6.6%	IIw		130	4.3	8.6	46	59
TcA	Tracy loam, 0 to 2 percent slopes	7.4	6.5%	IIs		90	3.0	6.0	32	36
TcB	Tracy loam, 2 to 6 percent slopes	6.4	5.6%	IIe		90	3.0	6.0	32	36
Rn	Rensselaer loam, sandy substratum	0.2	0.2%	IIw		140	4.6	9.2	49	56
<b>Weighted Average</b>						<b>102</b>	<b>3.4</b>	<b>6.7</b>	<b>36</b>	<b>44</b>