

*For Sale:*

\$6,568,000

**410.5  
ACRES**

***Madison County  
Grain Farm***

***394.11 Acres Tillable***

***Vacant Land***

***Selling as a Whole!***



**WILSON NATIONAL LLC**

**A REAL ESTATE & AUCTION GROUP**

LOCATED: Rt. 665  
Wilson Road,  
Lilly Chapel  
Georgesville Road  
Madison County

**[www.wilnat.com](http://www.wilnat.com)**

CALL MARK WILSON 937-402-1961 or BRANDON WILSON 937-763-1993





**41.7150 ACRES**

**Parcel # 07-00065.010**

**Located on Lilly Chapel  
Georgesville Road  
867' Road Frontage**



**57.6380 ACRES**

**Parcel #07-00568.004**

**Located on Wilson Road  
1450' Road Frontage  
& Lilly Chapel Georgesville Road  
1072' Road Frontage**



**103 ACRES**

**Parcel #07-00271.000**

**Located on Rt. 665  
1310' Road Frontage**



**118.1210 ACRES**

**Parcel #07-00568.000**

**Located on Lilly Chapel  
Georgesville Road  
1035' Road Frontage  
& Rt. 665  
2947' Road Frontage**



**90.1520 ACRES**

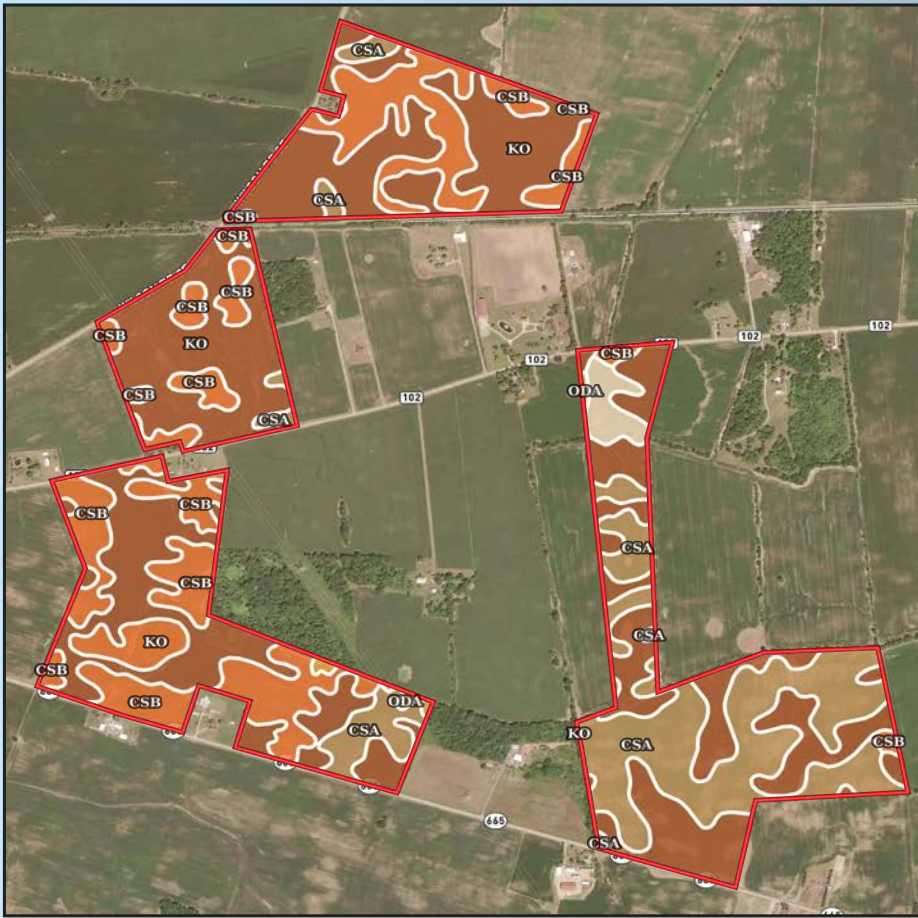
**Parcel #07-00568.005**

**Located on Wilson Road  
2025' Road Frontage**

**Selling  
as a Whole!**

**TAXES ESTIMATED  
\$6,592 PER HALF**





**410.5  
ACRES**

**394.11  
ACRES**

**TILLABLE**

**6.7 ACRES  
WOODED**

▣ All Polygons 408.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	214.12	52.44	0	82	2w
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	101.09	24.76	0	61	2e
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	84.34	20.65	0	62	2e
MIB	Miamian silt loam, 2 to 6 percent slopes	6.87	1.68	0	74	2e
OdA	Odell-Lewisburg complex, 0 to 2 percent slopes	1.95	0.48	0	73	2w
TOTALS		408.37(*)	100%	-	72.5	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▣ Boundary 90.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	55.73	61.88	0	82	2w
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	30.81	34.21	0	61	2e
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	3.53	3.92	0	62	2e
TOTALS		90.07(*)	100%	-	74.04	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▣ Boundary 57.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	42.99	74.66	0	82	2w
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	12.99	22.56	0	61	2e
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	1.61	2.8	0	62	2e
TOTALS		57.59(*)	100%	-	76.72	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▣ Boundary 118.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	55.14	46.73	0	61	2e
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	52.15	44.19	0	82	2w
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	9.25	7.84	0	62	2e
OdA	Odell-Lewisburg complex, 0 to 2 percent slopes	1.48	1.25	0	73	2w
TOTALS		118.02(*)	100%	-	70.52	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

▣ Boundary 142.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CsA	Crosby-Lewisburg silt loams, 0 to 2 percent slopes	69.95	49.02	0	62	2e
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	63.25	44.33	0	82	2w
MIB	Miamian silt loam, 2 to 6 percent slopes	6.87	4.81	0	74	2e
CsB	Crosby-Lewisburg silt loams, 2 to 6 percent slopes	2.15	1.51	0	61	2e
OdA	Odell-Lewisburg complex, 0 to 2 percent slopes	0.47	0.33	0	73	2w
TOTALS		142.69(*)	100%	-	71.46	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Highly Productive  
Grain Farm**

**96% Tillable**

**52.4% Kokomo Soil**

**24.7% Crosby Soil**

**Predominately  
0% to 2% Slope**

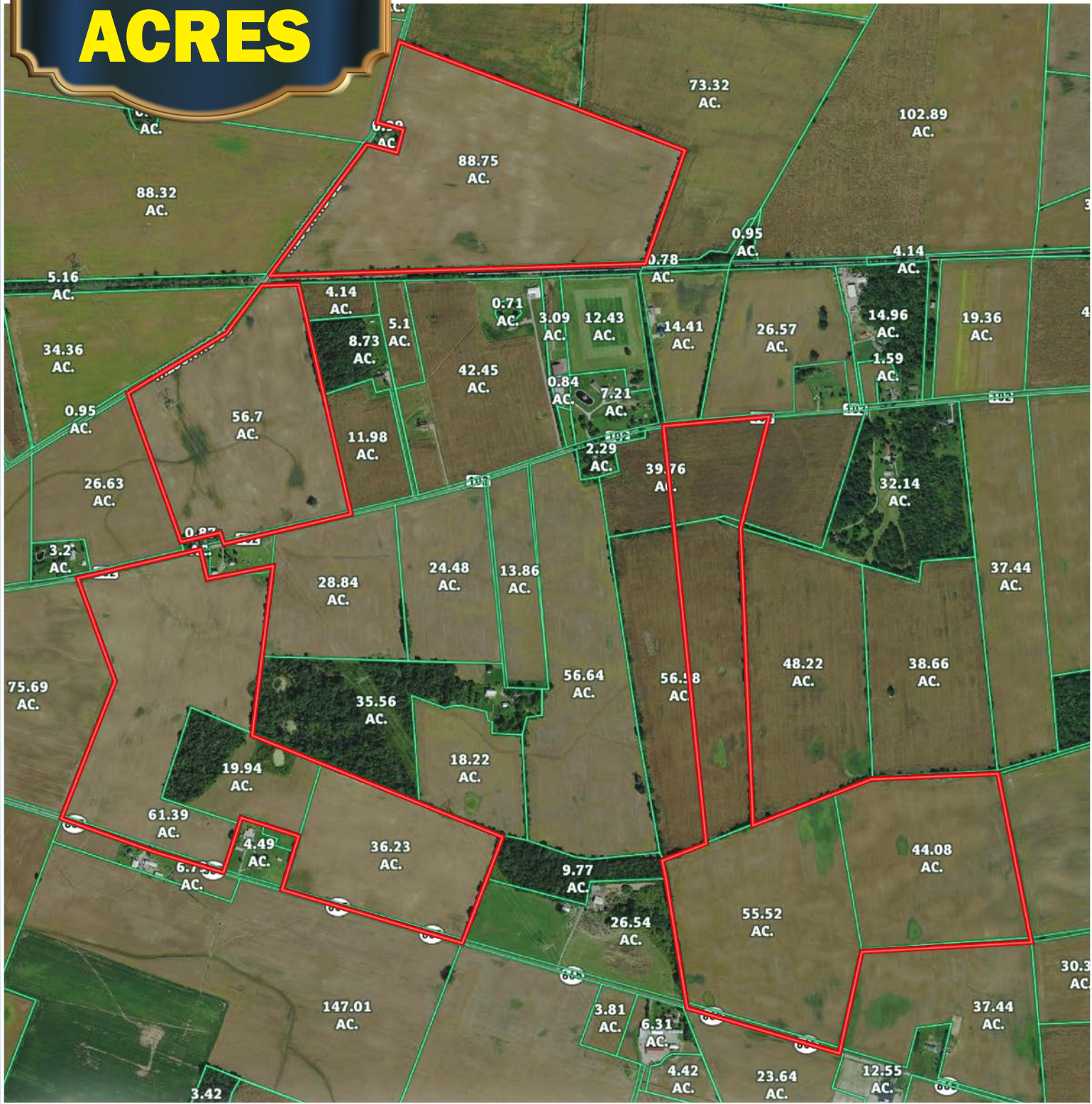


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