

WASHINGTON TWP
RANDOLPH COUNTY

SEALED BID AUCTION

SEALED BIDS DUE BY
MARCH 3, 2016
AT 4:00 PM EST

5 TRACTS

328^{+/-} ACRES

278^{+/-} TILLABLE, 39^{+/-} WOODED, 4.9^{+/-} CRP, 4^{+/-} ACRE HOMESITE

HIGHLY PRODUCTIVE TILLABLE ACRES

Bids must be completed via the purchase agreement in the bidder's packet.

Mail to: Chris Peacock of Halderman Real Estate at
123 W Franklin St, Ste 306, Winchester, IN 47394

Fax to: 765-584-2228 -or- Email to: chrisp@halderman.com

Deadline for all bids is 4:00 PM EST on March 3, 2016.

HOMESITE DETAILS

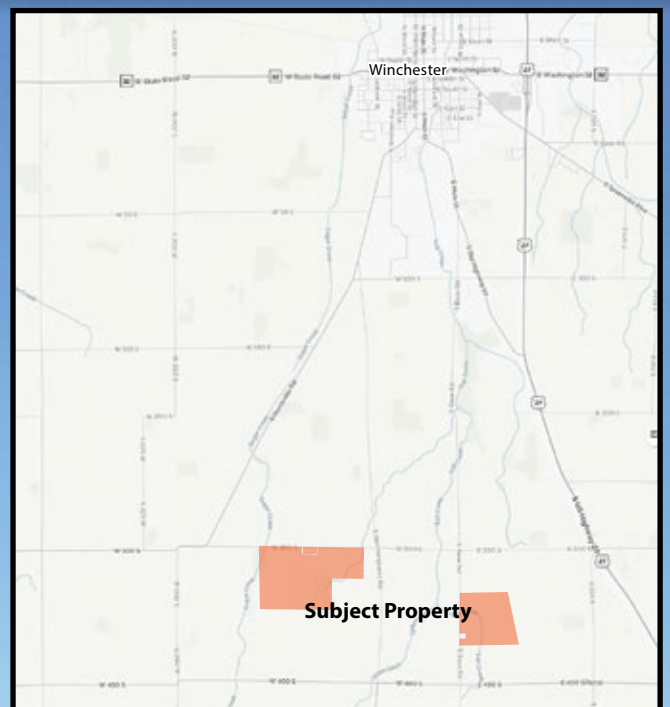
TRACT 1: 1.5 story home constructed in 1900,
1,836 sq ft, 4 bedroom, 1 full bath, vinyl siding
and air conditioning

20' x 24' Detached Garage, 54' x 48' Barn With
36' x 36' Open Front Addition, 24' x 48' Corncrib,
2 Poultry Houses, 10' x 16' Utility Shed

TRACT 4: 40' x 64' pole barn

OPEN HOUSES | FEB. 10 & 18
4:00 - 6:00 PM

1169 W 300 S • Winchester, IN 47394



CHRIS PEACOCK
Winchester, IN
765-546-0592
chrisp@halderman.com

ALAN CUMMINGS
Union City, IN
765-241-0002
alanc@halderman.com

OWNER: HARPER FAMILY FARMS
HALDERMAN
REAL ESTATE
HLS# CCP-11725 (16)
SERVICES
800.424.2324 | www.halderman.com

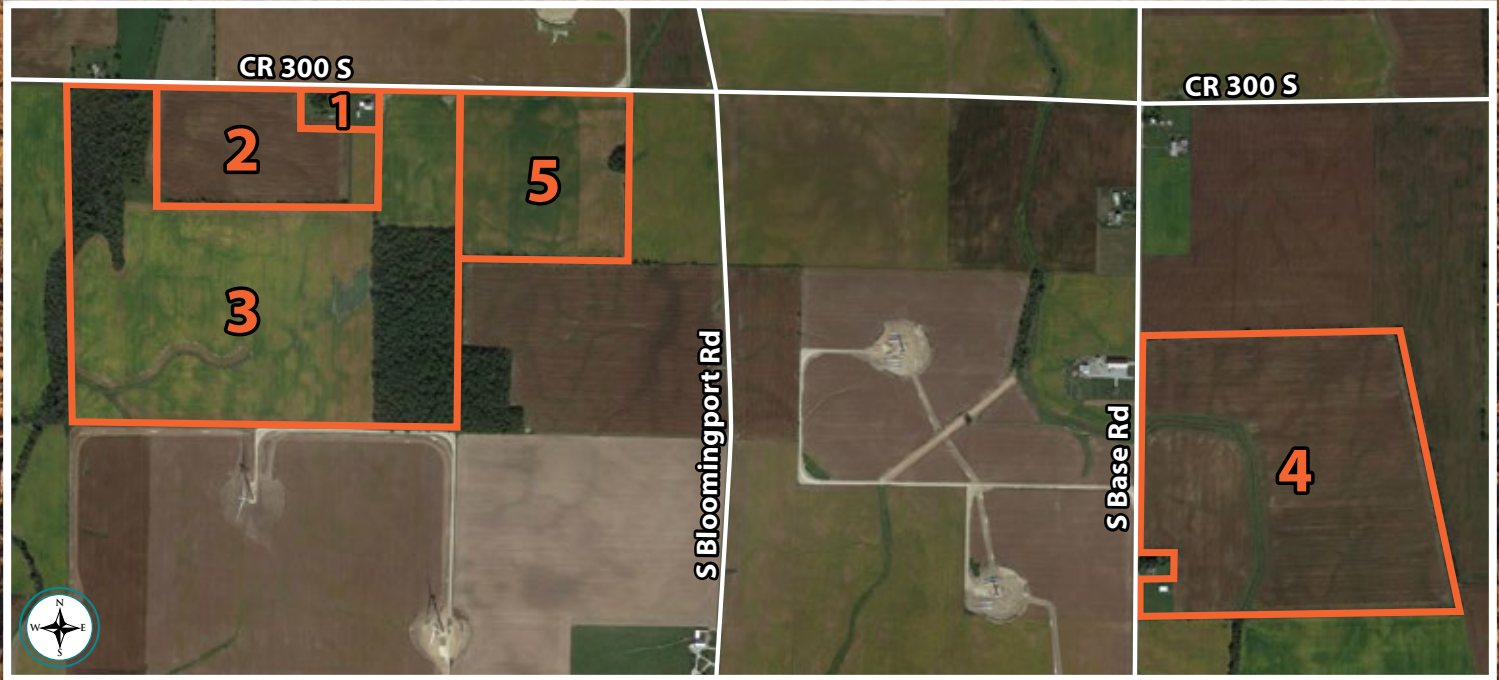
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ACRES



TRACT DETAILS

- TRACT 1: 4.17^{+/-} Acres, Homesite
- TRACT 2: 30.86^{+/-} Acres, 30.25^{+/-} Tillable
- TRACT 3: 144.44^{+/-} Acres, 102.64^{+/-} Tillable
1.8^{+/-} CRP, 39.409^{+/-} Woods with 17.5^{+/-} Acres
of Conservation Wildlife Habitat
- TRACT 4: 109.32^{+/-} Acres, 106.22^{+/-} Tillable,
3.1^{+/-} CRP
- TRACT 5: 40^{+/-} Acres, 39^{+/-} Tillable

SOIL TYPES

- FcA Fincastle-Crosby silt loams
- Tr Treaty silt loam
- CeB Celina silt loam
- LnB2 Losantville silt loam
- So Sloan silt loam
- Pn Patton silty clay loam
- MoB2 Miami silt loam, gravelly substratum

PROPERTY
INFORMATION

- LOCATION: 3 miles south of Winchester, IN
- ZONING: Agricultural
- TOPOGRAPHY: Level & Level to Gently Rolling
- SCHOOLS: Randolph Southern School Corp.
- ESTIMATED ANNUAL TAXES:
\$400 (Tract 1), \$900 (Tract 2), \$2,801 (Tract 3),
\$3,124 (Tract 4), \$1,090 (Tract 5)
- ESTIMATED DITCH ASSESSMENTS:
\$10 (Tract 1), \$67 (Tract 2), \$317 (Tract 3),
\$250 (Tract 4), \$88 (Tract 5)

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Halderman Real Estate App



COMPLETE TERMS & CONDITIONS AVAILABLE AT WWW.HALDERMAN.COM

HRES IN Auct. Lic. #AC69200019

AUCTIONEER: TONI BENYSH, IN Auct. Lic. #AU19400019