HALDERMAN REAL ESTATE SERVICES

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> 800.424.2324 www.halderman.com

PO Box 297 • Wabash, IN 46992

## AUCTION

Washington & Deer Creek Twps
Cass County

Sept. 18<sup>th</sup> • 6:30 PM

358<sup>+/-</sup>ACRES
5 Tracts

## **EXCELLENT FARMLAND**

**HOME & OUTBUILDINGS** 



338.6<sup>+/-</sup> Acres Tillable 9.9<sup>+/-</sup> Acres Wooded



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Online Bidding is Available

COMPLETE TERMS & CONDITIONS AVAILABLE ONLINE AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277



## AUCTION

Washington & Deer Creek Twps • Cass County

Sept. 18<sup>th</sup> • 6:30 PM

Galveston Community Center 101 S. Park Rd. Galveston, IN 46932



# **EXCELLENT FARMLAND**

COUNTRY HOME OUTBUILDINGS



800.424.2324 | www.halderman.com

#### Open Houses

August 27<sup>th</sup> & September 3<sup>rd</sup> 4-6 PM



Weighted Average			172.4	50.3
FcA	Fincastle silt loam, 0 to 3 percent slopes	17.33	165	54
Ро	Patton silty clay loam	48.80	175	49
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
0-4-	Only Demonstration	A	0	0



PROPERTY ADDRESS: 9078 S 200 E, Galveston, IN 46932

TRACT 1: 70.1% Acres, 66% Tillable

**OWNER: Newburn Farm** 

HOME: 1½ story, 4 bedrooms, 1 bath

OUTBUILDINGS: 16' x 28' Workshop 30' x 36' Quonset 48' x 50' Barn

**OWNER: Newburn Farm** 













Tract 5 o

Tract 4

Tract 3

• Tracts 1 & 2



#### Property Information:

General Location: 2.5 miles west of Walton

Tract 1: In the southwest corner of CR 900 S and CR 200 E

Tract 2: Along the south side CR 900 S, west of Tract 1

Tract 3: In the northeast corner of CR 800 S and CR 300 E

Tract 4: Along the north side of HWY 218, east of CR 400 E

Tract 5: In the northwest corner of CR 400 S and CR 500 E

Zoning: Agricultural Topography: Level

School District: Southeastern School Corporation

Annual Taxes: \$11,985.00 Ditch Assessment: \$281.00

## TRACT 4: 118.5% Acres, 115.1% Tillable

**OWNER: Newburn Farm** 

**OUTBUILDINGS:** 

45' x 88' Tool Shed 30' x 54' Storage Building 30' x 60' Open Front Shed

Су	Cyclone silt loam	54.38	190	54
FcA	Fincastle silt loam, 0 to 3 percent slopes	60.03	165	54
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
Code	Soil Description	Acres	Corn	Soybeans









## TRACT 3: 80% Acres, 77.7% Tillable

OWNER: Crystal Newburn Trust

Weighted Average		180.1	54	
FcA	Fincastle silt loam, 0 to 3 percent slopes	30.16	165	54
Су	Cyclone silt loam	46.37	190	54
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
Code	Soil Description	Acres	Corn	Soybeans





## TRACT 5: 80% Acres, 79.8% Tillable

OWNERS: Randall Newburn, Robert Newburn, & Darlene Bochman

OUTBUILDING: 28' x 56' Pole Building





Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Су	Cyclone silt loam	64.48	190	54
-cA	Fincastle silt loam, 0 to 3 percent slopes	15.05	165	54
	Weighted Average			54