

AUCTION

MAY 6 • 6:30 PM

Morgantown Fire Dept.

269 N Highland St

Morgantown, IN 46140

Open Houses

April 13 & 23

2 - 3 PM

Morgan County

Jackson Township

**Cropland • Woods
Country Home
Potential Homesites**

**113^{+/-} Acres
Offered in 4 Tracts**

**59^{+/-} Tillable • 49^{+/-} Wooded
5^{+/-} Acres with Home**

5110 S Lick Creek Rd • Morgantown, IN 46140

- **1.5 Story Home**
- **2,360 sq. ft.**
- **4 Bedrooms**
- **1 Bath**
- **2-Car Detached Garage**



Dave Bonnell

Columbus, IN

812-343-4313

daveb@halderman.com



Michael Bonnell

Greenfield, IN

812-343-6036

michaelb@halderman.com

Owner: Melanie Horton

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SERVICES

HLS# PDB-11424 (14)

800.424.2324 | www.halderman.com



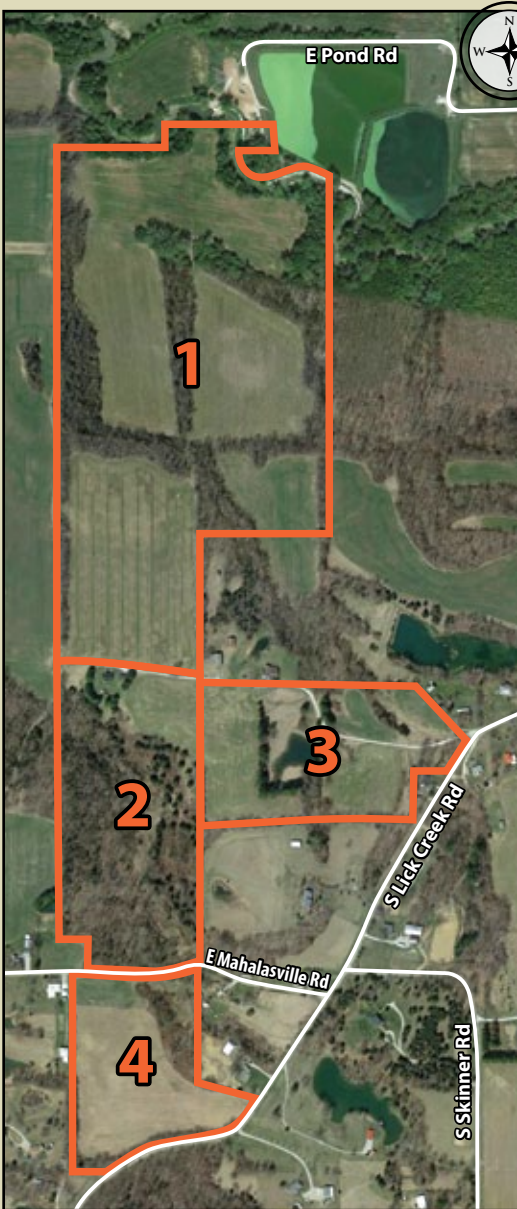
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Morgan County

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Property Details

Location: South of Morgantown on
S Lick Creek Rd & Mahalasville Rd,
approximately 1 mile west of SR 135

Zoning: Agricultural

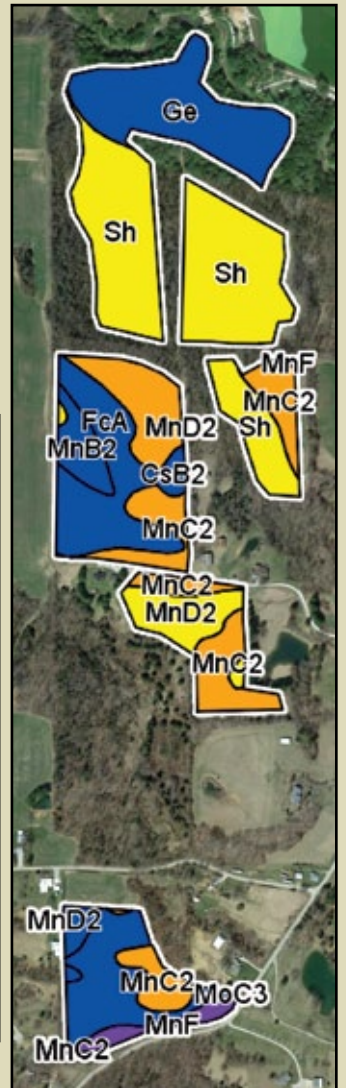
Topography: Gently Rolling

Schools: Nineveh-Hensley-Jackson United

Annual Taxes: \$1,561.30



Soils



Tracts

TRACT 1: 63.97^{+/-} Total Acres, 42.95^{+/-} Tillable, 21^{+/-} Wooded

TRACT 2: 19.6^{+/-} Total Acres, 14.6^{+/-} Wooded, 5^{+/-} Acres w/ Home

TRACT 3: 17.37^{+/-} Total Acres, 6.38^{+/-} Tillable, 10.99^{+/-} Wooded

TRACT 4: 12.93^{+/-} Total Acres, 9.88^{+/-} Tillable, 3.05^{+/-} Wooded

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
Sh	Shoals silt loam	17.99	130	42
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	11.72		
Ge	Genesee silt loam	8.14	120	42
FcA	Fincastle silt loam, 0 to 3 percent slopes	6.20	165	54
XeB2	Xenia silt loam, 2 to 7 percent slopes, eroded	4.67	150	53
MnD2	Miami silt loam, 12 to 18 percent slopes, eroded	2.89		
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.54		
MnF	Miami loam, 25 to 50 percent slopes	1.06		
CsB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	0.57	137	46
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.09		
Weighted Average		91.6		30.5