

AUCTION

FEBRUARY 25th • 6:30 PM

Potential Farmland • Timber
Excellent for Hunting & Recreation

84[±] Acres • 2 Tracts

Cleveland Township, Whitley County



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AUCTION LOCATION:

Eberly Hall
702 S. State St. • South Whitley, IN

PLACE BID Online Bidding is Available

Owners: Keith & Cheryl Nally

HALDERMAN
REAL ESTATE
SERVICES

HLS# JRR-11396 (14)

800.424.2324 | www.halderman.com

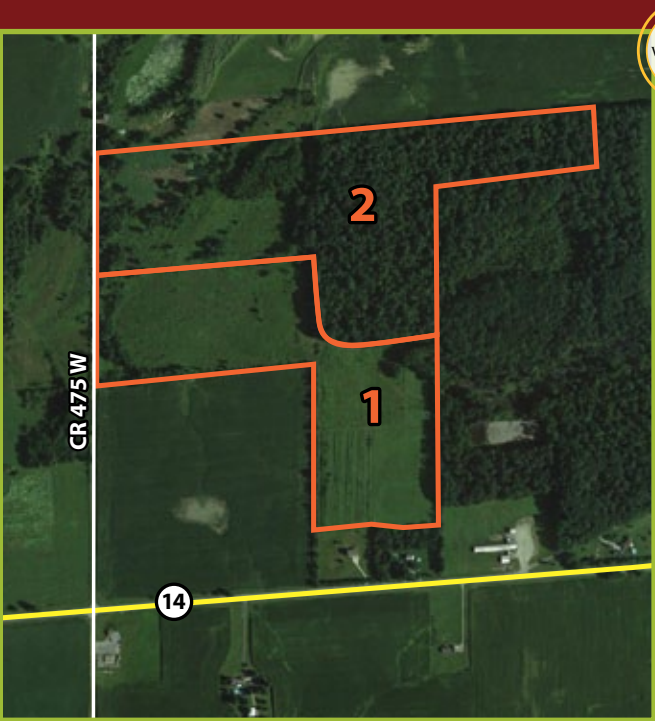
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PROPERTY INFORMATION

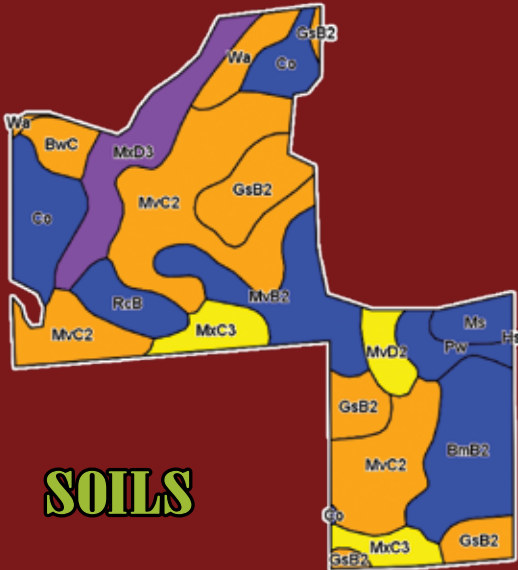
LOCATION: Approximately 2 miles east of South Whitley and .25 mile north of the intersection of SR 14 and CR 475 W on the east side of CR 475 W.

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling - Rolling

ANNUAL TAXES: \$1,935

SCHOOLS: Whitko Community School Corp.



SOILS

TRACT DETAILS

TRACT 1: 35[±] Acres, 34[±] Potential Farmland

TRACT 2: 49[±] Acres, 15[±] Potential Farmland,
28[±] Wooded, 6[±] Open Land

FOR COMPLETE TERMS & CONDITIONS
PLEASE VISIT: www.halderman.com

HRES IN Auct. Lic. #AC69200019

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015



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
MvC2	Morley loam, 6 to 12 percent slopes, eroded	14.47	115	40
GsB2	Glynwood loam, 3 to 6 percent slopes, eroded	5.33	125	44
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	5.13	135	44
Co	Coesse silty clay loam	4.44	150	44
MvB2	Morley loam, 3 to 6 percent slopes, eroded	4.37	125	44
MxD3	Morley clay loam, 12 to 20 percent slopes, severely eroded	4.33	90	32
MxC3	Morley clay loam, 5 to 12 percent slopes, severely eroded	2.71	105	37
RcB	Rawson sandy loam, 2 to 6 percent slopes	1.79	140	49
Wa	Walkill silty clay loam	1.44	165	49
Pw	Pewamo silty clay loam	1.40	160	44
MvD2	Morley loam, 12 to 20 percent slopes, eroded	1.21	100	35
Ms	Milford silty clay loam	1.20	160	44
BwC	Boyer sandy loam, 6 to 12 percent slopes	1.19	90	32
Weighted Average			123.3	41.2