

Auction

Excellent Farmland Timber • Recreation

*Lake & Eel River Twps
Allen County, IN*

**139^{+/-}
Acres
3 Tracts**

February 18th • 6:30 PM

**Allen County Fairgrounds • Administration Building
2726 Carroll Rd • Ft. Wayne, IN 46818**

**Timber Appraisal
Available Upon Request**

**Owner:
Tower Trust Company,
Trustee of the Arthur R. Lamle
2009 Charitable Remainder Trust**



Jon Rosen
N. Manchester, IN
260-740-1846
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Online Bidding Available

HRES IN Auct. Lic. #AC69200019

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

FOR COMPLETE TERMS & CONDITIONS, PLEASE SEE OUR WEBSITE: www.halderman.com

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IAA

Auctioneer

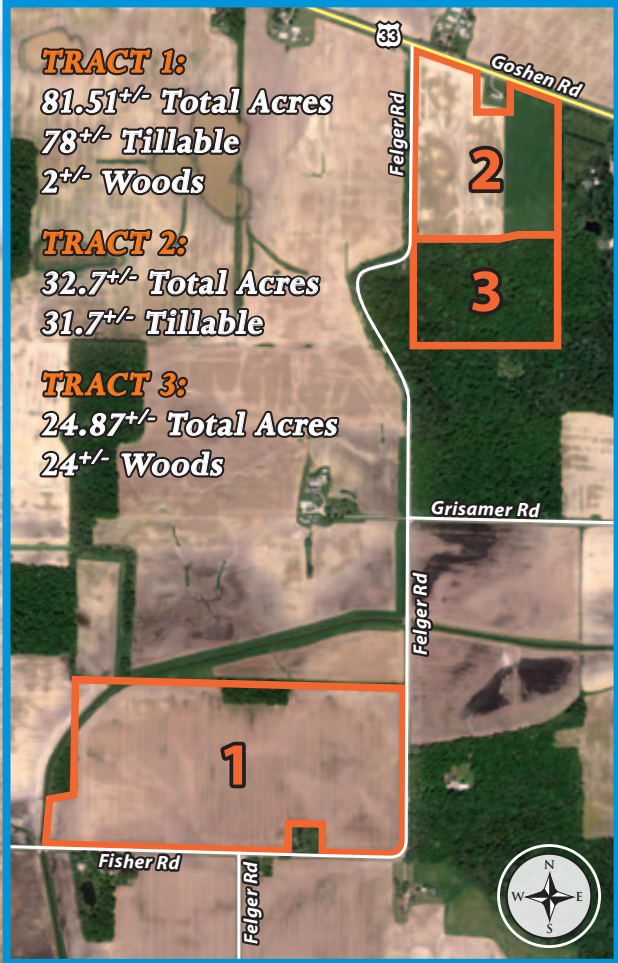
NAA

Auctioneer

Property Information

LOCATION: 4 miles north of Arcola.
Tract 1: ¼ mile south of Felger Rd & Grisamer Rd intersection
Tract 2: in the southeast corner of US 33 and Felger Rd
Tract 3: ¼ mile north of Felger Rd & Grisamer Rd intersection
ZONING: Agricultural
TOPOGRAPHY: Level - Gently Rolling
SCHOOL DISTRICT: Northwest Allen County Schools
ANNUAL TAXES: \$5,352.00
DITCH ASSESSMENT: \$243.78

SPECIAL NOTE: All real estate conveyed by this Trustee's Deed is subject to a restrictive covenant restricting the use of the above described real estate to "farming purposes" as that term is defined at 26 USC 2032(A)(e)(5). This restrictive covenant shall exist from a period of twenty years beginning April 3, 2013, and shall run with the land during this period. During this period of time, any commercial and/or residential development is expressly prohibited.



TRACT 1:
81.51[±] Total Acres
78[±] Tillable
2[±] Woods

TRACT 2:
32.7[±] Total Acres
31.7[±] Tillable

TRACT 3:
24.87[±] Total Acres
24[±] Woods



Tract 1
Soils

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
MfA	Martinsville silt loam, 0 to 2 percent slopes	23.78	145	51
Pe	Pewamo silty clay loam	21.15	154	43
BmA	Blount silt loam, 0 to 2 percent slopes	16.59	140	46
MrB2	Morley silt loam, 2 to 6 percent slopes, moderately eroded	4.31	125	44
BmB	Blount silt loam, 2 to 6 percent slopes	3.00	140	46
Ca	Houghton muck, drained, 0 to 1 percent slopes	2.25	151	41
McB2	Martinsville loam, 2 to 6 percent slopes, moderately eroded	2.17	140	49
Rm	Rensselaer loam	2.09	172	48
Rs	Rensselaer silty clay loam	1.34	175	49
Ro	Rensselaer silt loam	0.90	175	49
Weighted Average		146.7		46.7



Tract 2
Soils

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
BmA	Blount silt loam, 0 to 2 percent slopes	23.20	140	46
Pe	Pewamo silty clay loam	5.66	154	43
BmB	Blount silt loam, 2 to 6 percent slopes	1.67	140	46
RIB2	Rawson loam, 2 to 6 percent slopes, moderately eroded	1.09	140	49
Ca	Houghton muck, drained, 0 to 1 percent slopes	0.09	151	41
Weighted Average		142.5		45.6