

Picturesque Farm • Cropland • Rolling Pasture

Sealed Bid December 13TH • 5 PM EST

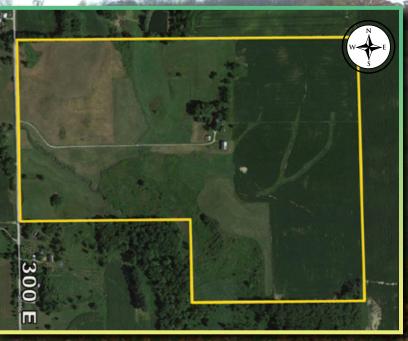
Property Address: 12356 S 300 E, N. Manchester, IN

Farm Information

This pictures offered as 1 Tracts
This picturesque farm includes 38 Acres
of Cropland and 63 Acres of Rolling
Pasture, a 3 Bedroom Home and several
outbuildings. As well as, outstanding
potential building and pond sites. This
property offers an ideal opportunity to
build your dream home or family farm!







Great Building Sites

Excellent Livestock Farm, Cropland, Home & Outbuildings

JACKSON TOWNSHIP · KOSCIUSKO COUNTY · INDIANA



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N. Manchester, IN
260-982-9050
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HALDERMAN REAL ESTATE SERVICES

800.424.2324 | www.halderman.com



PO Box 297 • Wabash, IN 46992

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AUCTIO

101^{+/-} Acres • 1 Tract

PICTURESQUE FARM Cropland, Home, Pasture



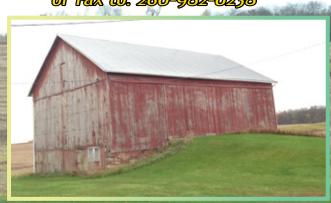
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BID INFORMATION

MAIL OR DELIMER BIDS TO: Chad Metzger HALDERMAN REAL ESTATE SERVICES 101 S. River Rd. N. Manchester, IN 46962

or Fax to: 260-982-0238



SOILS INFO



INSPECTION DATE: December 7 from 3-4 PM

TOPOGRAPHY: Gently Rolling to Rolling SCHOOLS: Whitko TAXES: \$2,248.94 per year OWNERS: Thomas Leckrone, Nancy Rellows & Susan Clar

Susan Clark

Code	Soil Description	Acres	Corn	Soybeans
MIB	Miami loam, 2 to 6 percent slopes	16.09	145	51
MsB	Miami-Owosso-Metea complex, 2 to 8 percent slopes	9.36	135	47
MaB	Martinsville sandy loam, 2 to 6 percent slopes	3.90	135	47
MIC	Miami loam, 6 to 12 percent slopes	3.54	135	47
Wc	Washtenaw silt loam	3.40	165	49
CrA	Crosier Ioam, 0 to 1 percent slopes	1.39	155	50
MsD	Miami-Owosso-Metea complex, 10 to 25 percent slopes	0.22	110	38
Bc	Barry loam	0.17	175	49
RID	Riddles fine sandy loam, 12 to 18 percent slopes	0.14	115	40
		Weighted Average	142.6	48.9