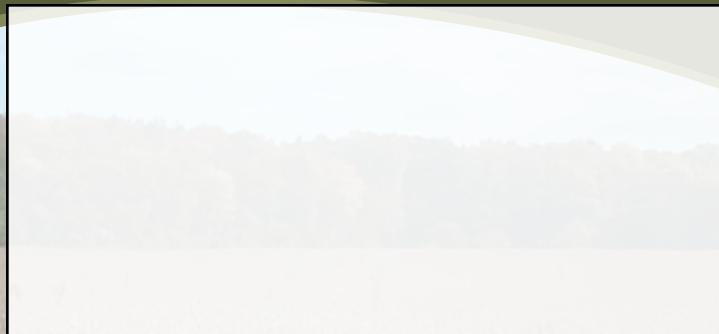


AUCTION

DEC. 10TH • 6:30 PM

189[±] Acres
6 Tracts

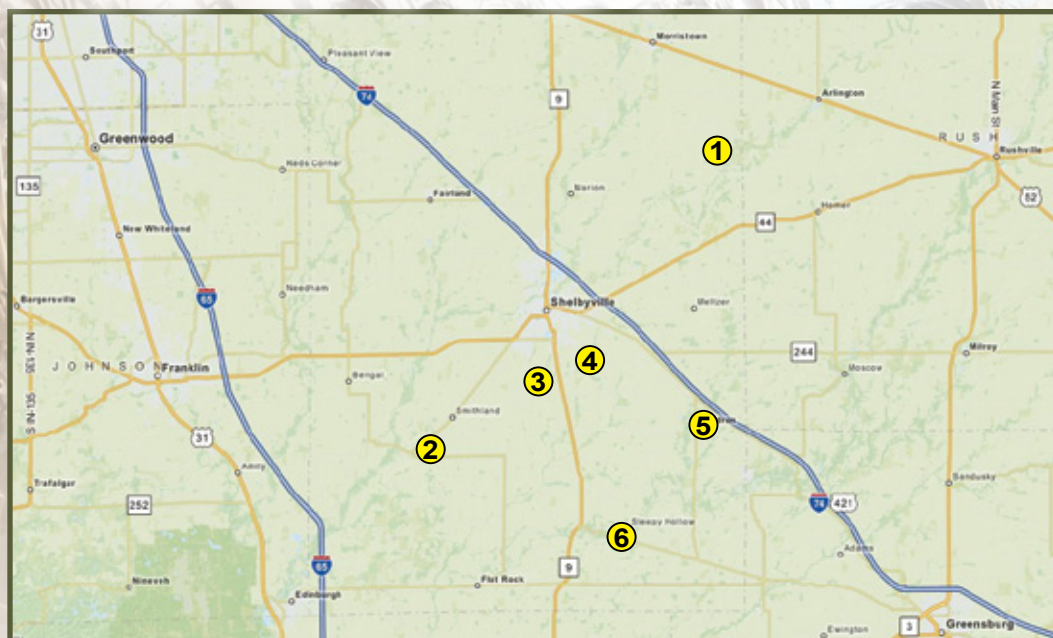
EXCELLENT CROPLAND



TOWNSHIPS: Shelby, Noble,
Union, Liberty, & Jackson
SHELBY COUNTY

AUCTION

DEC. 10TH • 6:30 PM



189[±] Acres
6 Tracts

TOWNSHIPS:
Shelby, Noble, Union,
Liberty, & Jackson
SHELBY COUNTY

EXCELLENT CROPLAND

Dave Bonnell 812-343-4313
Michael Bonnell 812-343-6036
Rusty Harmeyer 765-561-1671

AUCTION

DECEMBER 10TH • 6:30 PM

Occasions Banquet Hall
415 E Hendricks St • Shelbyville, IN 46176

189[±] Acres • 6 Tracts
176.86[±] Tillable • 7.98[±] Wooded

EXCELLENT CROPLAND

TOWNSHIPS: Shelby, Noble, Union, Liberty, Jackson • SHELBY COUNTY

PLACE BID

Online Bidding is Available

Owner:
M.F. Beyer, Limited Partnership
Phase 1 Properties



Dave Bonnell
Columbus, IN
812-343-4313
daveb@halderman.com



Michael Bonnell
Greenfield, IN
812-343-6036
michaelb@halderman.com



Rusty Harmeyer
Rushville/Richmond, IN
765-561-1671
rustyh@halderman.com

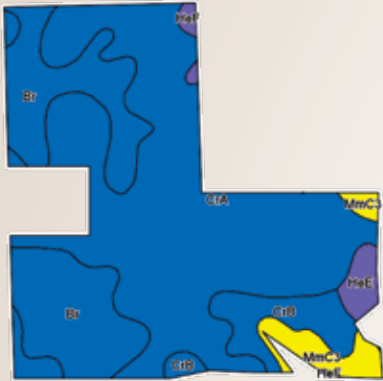
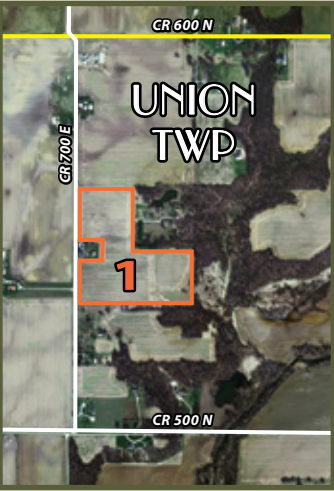
PROPERTY INFORMATION



ZONING: Agricultural
TOPOGRAPHY: Level - Gently Rolling
ANNUAL TAXES: \$3,552.84

TRACT 1:

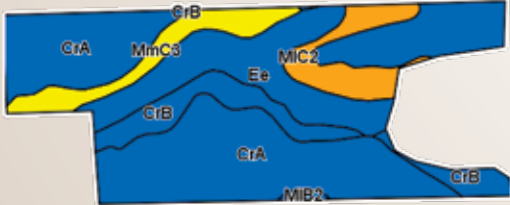
LOCATION: 7 miles northeast of Shelbyville
SCHOOL DISTRICT: Shelby Eastern Schools
29+/- TOTAL ACRES • 28.15+/- TILLABLE



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
CrA	Crosby silt loam, 0 to 2 percent slopes	16.72	140	46
Br	Brookston silty clay loam	7.23	185	53
CrB	Crosby silt loam, 2 to 4 percent slopes	2.07	140	46
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.28		
HeE	Hennepin loam, 18 to 25 percent slopes	0.62	105	37
HeF	Hennepin loam, 25 to 50 percent slopes	0.22		
Weighted Average		143.3		45.1

TRACT 4:

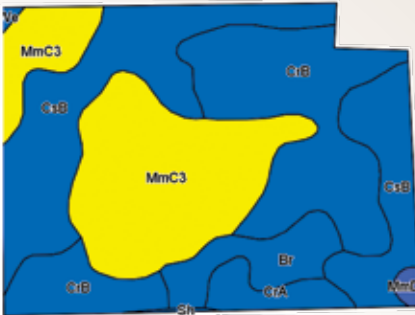
LOCATION: 2 miles south of Shelbyville
SCHOOL DISTRICT: Shelby Eastern Schools
58.56+/- TOTAL ACRES • 50.03+/- TILLABLE • 7.98+/- WOODS



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
CrA	Crosby silt loam, 0 to 2 percent slopes	27.61	140	46
Ee	Eel silt loam	9.07	130	46
CrB	Crosby silt loam, 2 to 4 percent slopes	5.45	140	46
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.89		
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.76	130	46
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.25	140	49
Weighted Average		126.6		42.4

TRACT 2:

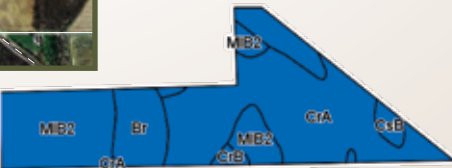
LOCATION: 7.5 miles southwest of Shelbyville
SCHOOL DISTRICT: Southwestern Consolidated Schools
31.35+/- TOTAL ACRES • 31.23+/- TILLABLE



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
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes	9.42	142	48
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	9.39		
CrB	Crosby silt loam, 2 to 4 percent slopes	8.88	140	46
Br	Brookston silty clay loam	2.04	185	53
CrA	Crosby silt loam, 0 to 2 percent slopes	1.13	140	46
MmD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.21	110	39
We	Westland and Brookston loams, overwash	0.10	170	48
Sh	Shoals silt loam	0.06	140	46
Weighted Average		101.3		33.2

TRACT 5:

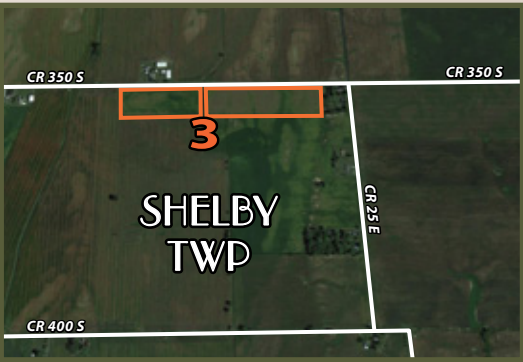
LOCATION: 6 miles southeast of Shelbyville
SCHOOL DISTRICT: Shelby Eastern Schools
26.83+/- TOTAL ACRES • 24.61+/- TILLABLE



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
CrA	Crosby silt loam, 0 to 2 percent slopes	11.87	140	46
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	7.61	140	49
Br	Brookston silty clay loam	4.22	185	53
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes	0.59	142	48
CrB	Crosby silt loam, 2 to 4 percent slopes	0.33	140	46
Weighted Average		147.8		48.2

TRACT 3:

LOCATION: 3 miles south of Shelbyville
SCHOOL DISTRICT: Shelbyville Central Schools
18.22+/- TOTAL ACRES • 17.91+/- TILLABLE



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
We	Westland clay loam	6.45	165	46
Sm	Sleeth loam	6.03	145	47
Wh	Whitaker loam	2.79	155	51
FoB2	Fox loam, 2 to 6 percent slopes, eroded	2.63	95	33
Weighted Average		146.4		45.2

TRACT 6:

LOCATION: 9 miles south of Shelbyville
SCHOOL DISTRICT: Shelby Eastern Schools
25.34+/- TOTAL ACRES • 24.93+/- TILLABLE



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
CrA	Crosby silt loam, 0 to 2 percent slopes	15.25	140	46
CrB	Crosby silt loam, 2 to 4 percent slopes	3.41	140	46
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.28	140	49
FoB2	Fox loam, 2 to 6 percent slopes, eroded	1.74	95	33
MmB3	Miami clay loam, 2 to 6 percent slopes, severely eroded	1.19	135	47
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.54		
Br	Brookston silty clay loam	0.52	185	53
Weighted Average		134.5		44.6