

PRODUCTIVE FARMLAND

Olive Twp
St. Joseph County

Thursday, December 5th • 6:30 PM
PNA Group Hall • 55969 Tulip Rd • New Carlisle, IN 46552

AUCTION



107.5^{+/-} ACRES • 2 TRACTS
106.5^{+/-} Tillable Acres

Owner: Estate of Dewey S. Dolph, Jr. by Jonathan W. Dolph, Sr., Personal Representative

PLACE BID

Online Bidding is Available

HALDERMAN
REAL ESTATE
SERVICES

HLS# JAM-11363 (13)

800.424.2324 | www.halderman.com



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SOILS INFORMATION

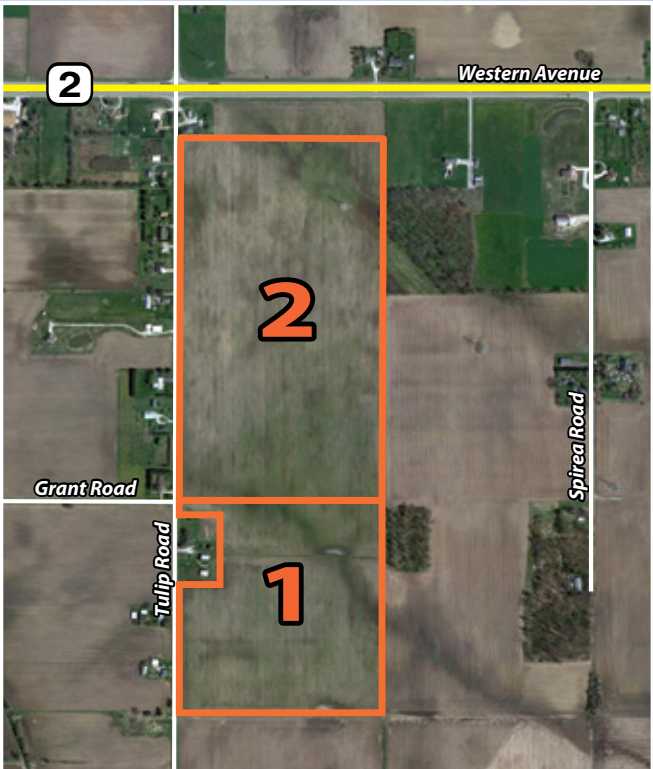
Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
AxvA	Auten loam, 0 to 1 percent slopes	75.57	120	36
BshA	Brady sandy loam, 0 to 1 percent slopes	13.12	124	35
GczA	Gilford sandy loam, 0 to 1 percent slopes	12.82	150	33
ReyA	Rensselaer loam, 0 to 1 percent slopes	5.01	172	48
Weighted Average		126.5	126.5	36.1



PROPERTY INFORMATION



LOCATION: Southeast of New Carlisle;
1/8 mile south of SR 2 and Tulip Rd
intersection, on the east side of Tulip Rd
TOPOGRAPHY: Level
ZONING: Agricultural
SCHOOLS: New Prairie United School Corp.
ANNUAL TAXES: \$3,993.92 (estimated)
DITCH ASSESSMENT: \$67.00 (estimated)



TRACT DETAILS

TRACT 1: 37.5^{+/-} Acres, 37^{+/-} Tillable
TRACT 2: 70^{+/-} Acres, 69.5^{+/-} Tillable