

# AUCTION

Tuesday, November 5 • 6:30 PM

To Be Held at the Property  
4219 N 25 W • Greenfield, IN 46140

## HORSE TRAINING FACILITY • POTENTIAL BED & BREAKFAST

64 STALL HORSE BARN • ½ MILE TRAINING TRACT • BEAUTIFUL HOME

### 125+/- Total Acres • 5 Tracts

Center Township, Hancock County, IN

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OPEN HOUSES

Oct. 13 & 20 • 1-4 PM  
Meet at Tract 3

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Online Bidding  
Available

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Center Township, Hancock County, IN

64 STALL HORSE BARN • ½ MILE TRAINING TRACT • BEAUTIFUL HOME



### 125+/- Total Acres • 5 Tracts

72.46+/- Tillable • 47.35+/- Horse Grounds • 5+/- Home Acres

Owners: Donald J. & Arlene R. Eash



PROPERTY MAPS & INFORMATION

**LOCATION:** 4219 N 25 W, Greenfield, IN 46140  
Approximately 1 mile north of Greenfield. on the east side of Fortville Pike, north of CR 375 N and on the east side of CR 25 W.

**ZONING:** Agricultural

**TOPOGRAPHY:** Level to Gently Rolling

**SCHOOL DISTRICT:** Greenfield Central Community

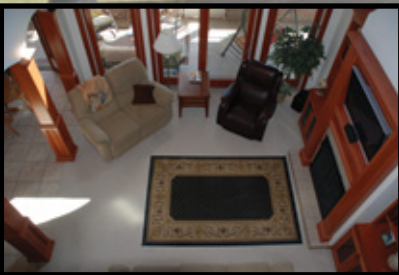
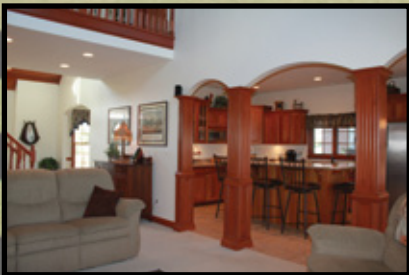
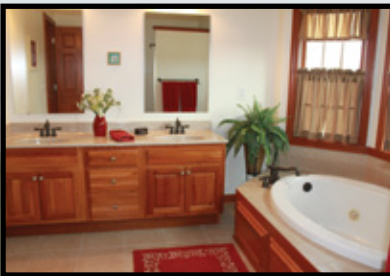
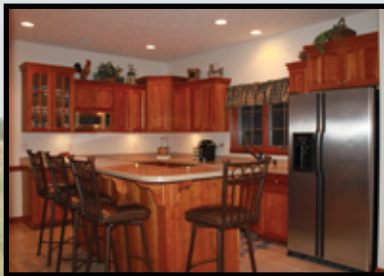
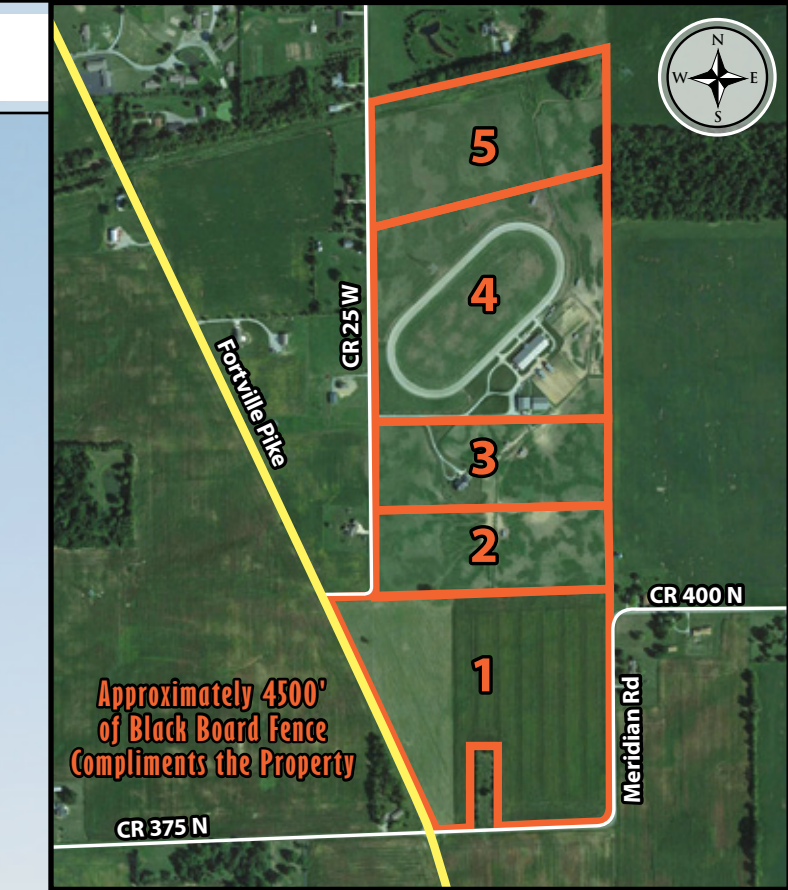
**TAXES:** \$10,640.42

**DITCH ASSESSMENT:** \$206.00

TRACT 3 - HOUSE DETAILS:

Immaculate 2-Story Home, 4 Bedroom, 4.5 Bath, Finished Basement, 2-Car Attached Garage, Geothermal Heating & Air Conditioning

- Main Floor: Foyer, Family Room w/ Fireplace, Office, Formal Dining Area, Kitchen w/ Breakfast Area, Master Bedroom, 1.5 Baths, Laundry Room
- Upstairs: 2 Bedrooms, 2 Baths
- Basement: Finished, 1 Bedroom, 1 Bath, Family Area, Storm Shelter



TRACT INFORMATION

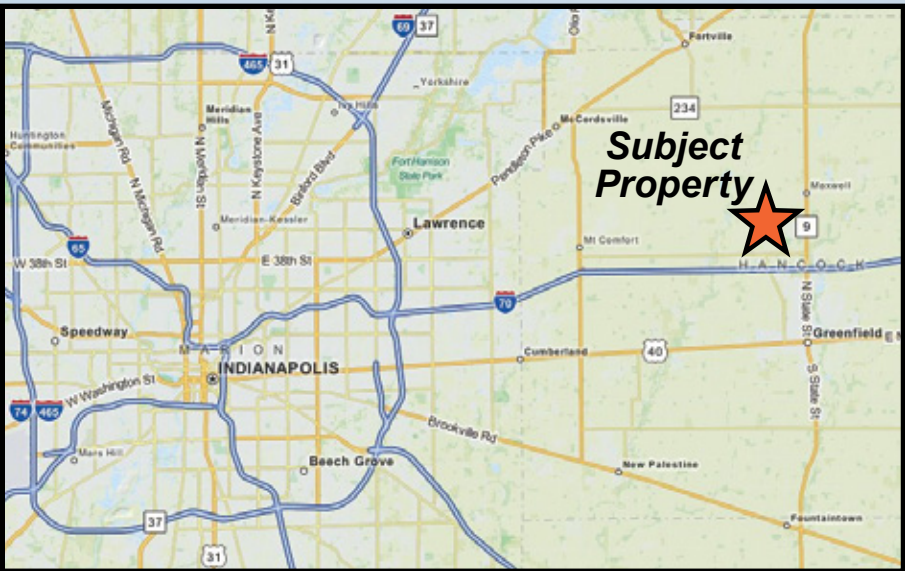
**TRACT 1:** 39.39 Total Acres, All Tillable

**TRACT 2:** 13.57 Total Acres, Mostly Tillable, (2) Horse Shelters

**TRACT 3:** 15+/- Total Acres, 5+/- Acre Homesite, (2) Horse Shelters

**TRACT 4:** 37.35+/- Total Acres, Main, Mare and Storage Barns, Machine Shed, Paddocks, Training Track, 6-Ton Bulk Feed Tank

**TRACT 5:** 20+/- Total Acres, Mostly Tillable



SOILS INFORMATION

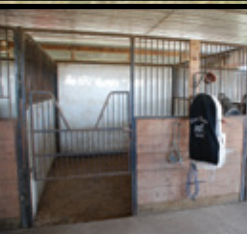


Code	Soil Description	Acres	Corn	Pasture	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.						
CrA	Crosby silt loam, 0 to 3 percent slopes	45.39	140	9.2	46	63
Br	Brookston silty clay loam	14.02	175	11.6	49	70
MaA	Martinsville loam, 0 to 2 percent slopes	5.26	145	9.6	51	73
Mr	Milford silty clay loam	3.23	160	10.6	44	64
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.79	140	9.2	49	63
MmA	Miami silt loam, 0 to 2 percent slopes	1.34	145	9.6	51	73
Wh	Whitaker loam	0.43	155	10.2	51	70
Weighted Average		148.2	9.8	47.1	65.4	

**VISUAL TOUR and TERMS & CONDITIONS AVAILABLE ONLINE:**  
[www.halderman.com](http://www.halderman.com)

TRACT 4 - HORSE FACILITIES:

- Main Barn, 80' x 210' consists of:
  - (34) 10' x 12' Horse Stalls
  - (4) 16 Stall Sections, Each with Wash Bay & Tack Stall
  - Fiberglass Stalls with Wood Frames, Limestone Floors with Mats, Concrete Aisles
  - Trainers Office, Break Room with Kitchen, Dining Room, 1/2 Bath, Upstairs Living Quarters with Full Bath, Laundry Room, Office



- (2) 20' x 50' Storage Barns with 5' Concrete Walls
- Training Track, 50' x 1/2 Mile
- Machine Shed, 66' x 62' consists of:
  - 66' x 60' Shop with Concrete Floor & Insulated Ceiling
  - 12' x 66' Lean-To with (4) 12' x 12' Horse Stalls & Storage Area
- Mare Barn, 72' x 84' consists of:
  - (24) 12' x 12' Horse Stalls (all wood) with Concrete Aisles, Insulated Ceilings & Walls, Wash Bay, Breeding Stall
  - All Paddocks have Automatic Waterers

