

AUCTION

October 30th • 6:30 PM

Democrat & Clay Twps
Carroll County

253^{+/-} Acres • 5 Tracts
Investment Grade
Farmland Opportunity

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Farmland Opportunity

Dean Retherford
765-296-8475
deanr@halderman.com

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October 30th • 6:30 PM

Carroll Co. 4-H Community Building
SR 18 • Flora, IN 46929

253^{+/-} Acres • 5 Tracts
Investment Grade
Farmland Opportunity

213^{+/-} Tillable • 35^{+/-} Wooded

Democrat & Clay Twps • Carroll County



Dean Retherford
Lafayette, IN
765-296-8475
deanr@halderman.com

PROPERTY INFORMATION

LOCATION: 1.5 miles west of Cutler, along both sides of CR 500 S

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Carroll Consolidated School Corporation

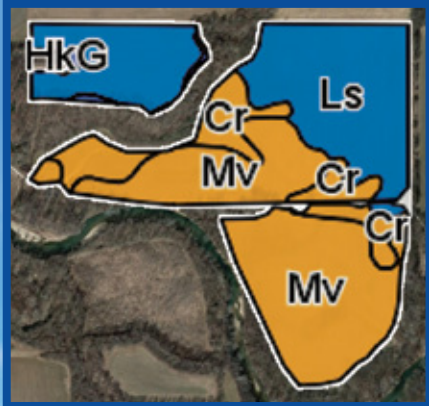
ANNUAL TAXES: \$2,951.06

SOILS INFORMATION

TRACTS 1-3



TRACTS 4-5



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
FaA	Fincastle-Starks silt loams, 0 to 1 percent slopes	85.73	168	55	76
Mv	Moundhaven-Landes variant complex, frequently flooded	38.22	78	26	
Ls	Landes-Moundhaven complex, occasionally flooded	23.30	89	29	43
Cz	Cyclone silty clay loam	18.97	190	54	76
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	14.34	147	52	66
Cr	Cohoctah variant very fine sandy loam, frequently flooded	12.56	120	23	
OdA	Ockley silt loam, 0 to 2 percent slopes	10.16	140	49	70
RoA	Rockfield silt loam, 0 to 2 percent slopes	4.59	155	54	70
HkG	Hennepin loam, 30 to 70 percent slopes	2.68			
MfC3	Martinsville, till substratum-Miami clay loams, 6 to 12 percent slopes, severely eroded	0.39	125	44	60
Weighted Average			136.8	43.6	52



PROPERTY SURVEYS ARE AVAILABLE UPON REQUEST



OWNERS:
Jennifer Patterson
Belinda Weatherwax
Ronald I. Dickinson Trust
Jana R. Sonnikson
Gordon W. Odell, Jr.

TRACT DETAILS

- TRACT 1: 64+/- Total Acres
59.37+/- Tillable, 4.63+/- Wooded
- TRACT 2: 43+/- Total Acres
41.49+/- Tillable
- TRACT 3: 29.99+/- Total Acres
22.86+/- Tillable, 6.64+/- Wooded
- TRACT 4: 78.8+/- Total Acres
60.72+/- Tillable, 15.84+/- Wooded
- TRACT 5: 37.7+/- Total Acres
28.65+/- Tillable, 8.35+/- Wooded



Auctioneer: Chad Metzger,
IN Auct. Lic. #AC31300015
HRES IN Auct. Lic. #AC69200019



Online Bidding Available