

AUCTION

Liberty Twp • Shelby County

February 28th • 6:30 PM

**Waldron Fire Department
108 E Washington St • Waldron, IN 46182**

***Productive Cropland • Woods
Home • Potential Building Site***

OPEN HOUSE

Thursday, Feb. 7th • 4:00 - 6:00 PM

2392 S 750 E • Waldron, IN 46182

71.4[±] Acres in 4 Tracts

40.97[±] Tillable • 20.09[±] Wooded

5.59[±] Home Site



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



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



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

Owner: Mull Administrative Trust



**Online Bidding
is Available**



HALDERMAN
REAL ESTATE
SERVICES

HLS# RH-11086 (13)

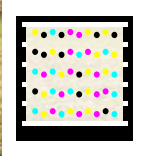
800.424.2324 | www.halderman.com

AUCTION

Shelby County
Liberty Twp

FEB. 28th • 6:30 PM

71.4[±] Acres in 4 Tracts
Productive Acreage • Woods
Home • Potential Building Site



PROPERTY DETAILS

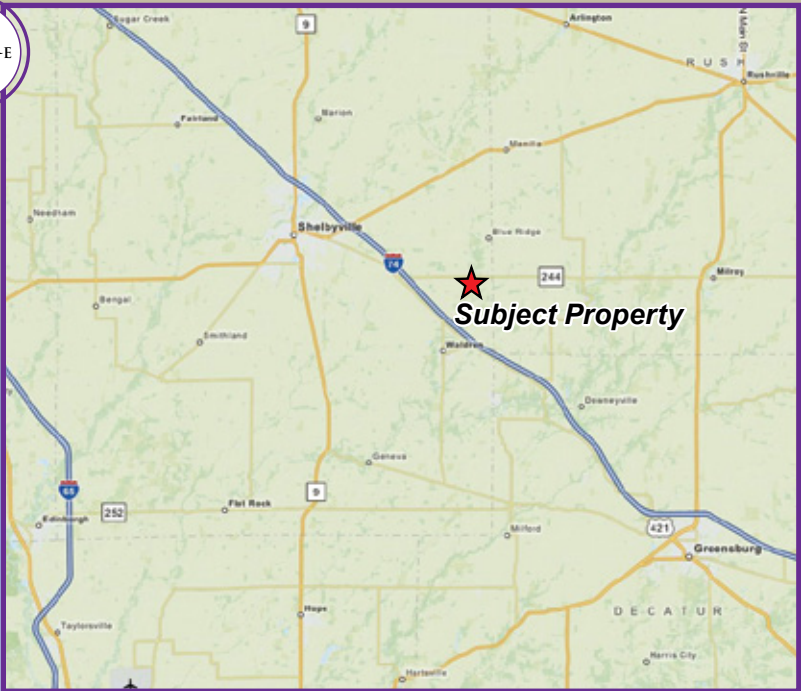
Location: 2.5 miles northeast of Waldron on CR 750 E, .25 mile north of CR 300 S

Topography: Level - Gently Rolling

Zoning: Agricultural

School District: Shelby Eastern Schools

Annual Taxes: \$1,839.42



TRACT INFORMATION

Tract 1: 19.89[±] Acres, 5.87[±] Tillable, 10.97[±] Wooded, Potential Building Site

Tract 2: 23.38[±] Acres, 21[±] Tillable, 1.02[±] Wooded

Tract 3: 5.59[±] Acres, Homesite

1,874 sq ft "turn of the century" farmhouse with 3 bedrooms, 1 bath, natural gas well and 2 car detached garage.

Tract 4: 22.54[±] Acres, 14.1[±] Tillable, 8.1[±] Wooded

***SWING TRACT** - Tract 4 must be purchased by an adjoining landowner or in combination with Tract 2 or Tract 3.



SOILS INFORMATION

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.					
Ee	Eel silt loam	14.3	130	46	29
Sh	Shoals silt loam	8	140	46	32
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.8			
CrA	Crosby silt loam, 0 to 2 percent slopes	5.4	140	46	63
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes	3.5	142	48	64
Ge	Genesee loam	2.6	130	46	33
MmB3	Miami clay loam, 2 to 6 percent slopes, severely eroded	1.1	135	47	61
HeF	Hennepin loam, 25 to 50 percent slopes	0.8			
Gn	Genesee sandy loam, sandy substratum	0.1	105	37	53
MaA	Martinsville loam, 0 to 2 percent slopes	0.1	145	51	73
Weighted Average			110.8	37.9	32.6

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AU10200057

COMPLETE AUCTION TERMS AND CONDITIONS CAN BE FOUND AT: www.halderman.com