

HALDERMAN
REAL ESTATE
SERVICES

PO Box 297 • Wabash, IN 46992

"Farm & Transitional Real Estate
Specialists Since 1930"

800.424.2324

www.halderman.com

AUCTION

LOVETT TWP • JENNINGS CO

MARCH 12TH
6:30 PM

40⁺ ACRES • 2 TRACTS

MODERN FARMHOUSE • MACHINE SHED
HORSE STABLE • INDOOR RIDING ARENA
CROPLAND • POND



AUCTION

LOVETT TOWNSHIP • JENNINGS COUNTY

MARCH 12TH • 6:30 PM

40⁺ ACRES • 2 TRACTS

22.3⁺ TILLABLE • 12.6⁺ WOODED • 5⁺ HOMESITE

MODERN FARMHOUSE • MACHINE SHED
HORSE STABLE • INDOOR RIDING ARENA
CROPLAND • POND

DAVE BONNELL
812.343.4313

MICHAEL BONNELL
812.343.6036

HALDERMAN
REAL ESTATE
SERVICES

HLS# PDB-11080 (13)
800.424.2324 | www.halderman.com

AUCTION

LOVETT TOWNSHIP • JENNINGS COUNTY

MARCH 12TH • 6:30 PM

ON-SITE: 5530 S CR 600 W • NORTH VERNON, IN 47265



MODERN FARMHOUSE • MACHINE SHED
HORSE STABLE • INDOOR RIDING ARENA
CROPLAND • POND

40⁺ ACRES • 2 TRACTS

22.3⁺ TILLABLE • 12.6⁺ WOODED • 5⁺ HOMESITE

OWNER: CENTRA CREDIT UNION

OPEN HOUSES:
FEBRUARY 17 & 24
1:00 - 4:00 PM



DAVE BONNELL
COLUMBUS
812.343.4313
DAVEB@HALDERMAN.COM



MICHAEL BONNELL
GREENFIELD
812.343.6036
MICHAELB@HALDERMAN.COM

HALDERMAN
REAL ESTATE
SERVICES

HLS# PDB-11080 (13)
800.424.2324 | www.halderman.com

PROPERTY INFORMATION

LOCATION: Southwest of North Vernon
on CR 600 W, approximately .5 mile
south of CR 500 S

TOPOGRAPHY: GENTLY ROLLING

TAXES: \$6,202.80

ZONING: AGRICULTURAL

SCHOOL DISTRICT: JENNINGS Co. SCHOOLS



TRACT INFORMATION

TRACT 1: 5⁺ ACRES, HOME & BUILDINGS

- REMODELED 2-STORY HOME WITH 4,000 SQ FT
- 3-CAR GARAGE WITH APARTMENT
- 36' X 36' GARAGE
- 8-BAY OPEN FRONT SHED
- ENCLOSED STABLE WITH RIDING ARENA
- 3,200 SQ FT MACHINE SHOP WITH ATTACHED SHED AND 8-HORSE STALLS

TRACT 2: 35⁺ ACRES, 22.33⁺ TILLABLE, 12.67⁺ WOODS

PLACE BID

Online Bidding Available

OPEN HOUSES:
FEBRUARY 17 & 24
1:00 - 4:00 PM

Auctioneer: Chad Metzger,
IN Auct. Lic. #AU10200057



5530 S CR 600 W
NORTH VERNON, IN 47265



SOILS INFORMATION



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	Tobacco	Winter wheat
BlgC3	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, severely eroded	7.4	118	41		53
AddA	Avonburg silt loam, 0 to 2 percent slopes	6.4	145	49	2600	64
CldB2	Cincinnati-Blocher silt loams, 2 to 6 percent slopes, eroded	3.8	136	48	3300	62
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.5	118	41		
NaaB2	Nabb silt loam, 2 to 6 percent slopes, eroded	0.9	128	45	3150	57
BnuD3	Bonnell-Hickory-Blocher complex, 12 to 25 percent slopes, severely eroded	0.1	98	34		47
HccB2	Haubstadt silt loam, 2 to 6 percent slopes, eroded	0.1	130	46	3150	59
Weighted Average			128.8	44.5	1449.2	49.4



FOR COMPLETE TERMS & CONDITIONS, PLEASE
VISIT OUR WEBSITE: WWW.HALDERMAN.COM

