

November 20 • 6:30 PM

Noble Township
Shelby County, IN

AUCTION

Waldron Fire Department

108 E Washington St
Waldron, IN 46182



Excellent Hunting & Fishing

397^{+/-} TOTAL ACRES • 4 TRACTS
289^{+/-} TILLABLE • 58^{+/-} WOODED • 3^{+/-} HOME

Open House: Sunday, November 4, 1-4 PM

LOCATION:

Southeast of Shelbyville on CR 700 S; .5 mile east of CR 600 E and just west of Saint Paul.

SCHOOL DISTRICT: Shelby Eastern Schools

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

TRACT 1:

115^{+/-} Total Acres, 53^{+/-} Tillable, 49^{+/-} Wooded Pasture, 9^{+/-} Woods, and 3^{+/-} Acres Home and Outbuildings. Secluded 3 bedroom home with a large cattle barn, pole barn, grain bin and storage shed.

TRACT 2:

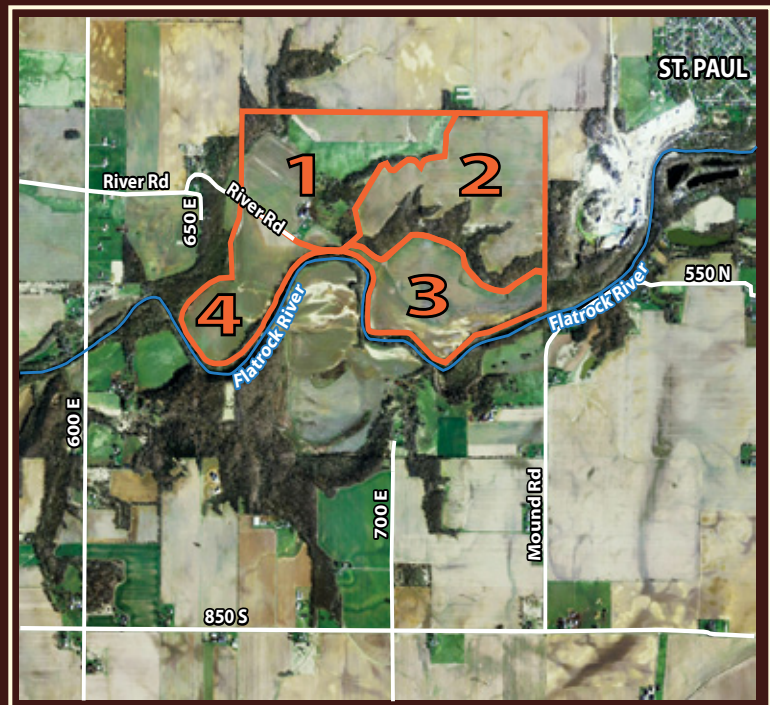
137^{+/-} Total Acres, 105^{+/-} Tillable, Balance Woods

TRACT 3:

84^{+/-} Total Acres, 76^{+/-} Tillable, Balance in Woods Along Flat Rock River

TRACT 4:

61^{+/-} Total Acres, 53^{+/-} Tillable, Balance in Woods Along Flat Rock River



Dave Bonnell

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Michael Bonnell

Greenfield, IN

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michaelb@halderman.com

Owners: Duane & Sherrell Smith Farm

HALDERMAN
REAL ESTATE
HLS# PDB-11028 (12) **SERVICES**

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

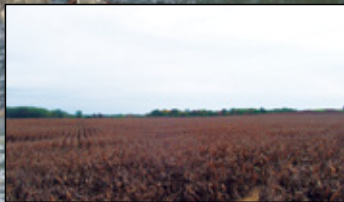


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AUCTION

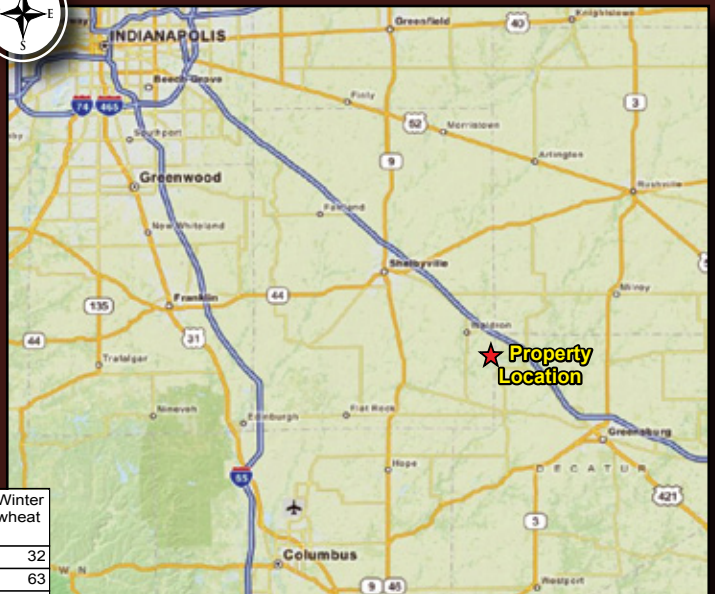
397[±] ACRES • 4 TRACTS
NOBLE TOWNSHIP, SHELBY COUNTY, IN



Open House: Sunday, November 4, 1-4 PM



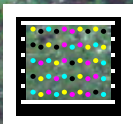
THINK OF THE POSSIBILITIES:
Secluded Retreat Setting
Unique Agri-Business Opportunity



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	Pasture	Soybeans	Winter wheat
Sh	Shoals silt loam	66.8	140	9.2	46	32
CrB	Crosby silt loam, 2 to 4 percent slopes	53	140	9.2	46	63
Ge	Genesee loam	47.5	130	8.6	46	33
CrA	Crosby silt loam, 0 to 2 percent slopes	40.1	140	9.2	46	63
Wh	Whitaker loam	26.3	155	10.2	51	70
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	11				
MaB2	Martinsville loam, 2 to 6 percent slopes, eroded	9.6	140	9.2	49	70
MmD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	8.8	110	7.3	39	50
HeF	Hennepin loam, 25 to 50 percent slopes	7.7				
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded	7.6	130	8.6	46	59
HeE	Hennepin loam, 18 to 25 percent slopes	4.7	105	6.9	37	53
Sm	Sleeth loam	3	145	9.6	47	65
MID2	Miami silt loam, 12 to 18 percent slopes, eroded	2.1	115	7.6	40	52
FoD2	Fox loam, 12 to 18 percent slopes, eroded	0.6	70	4.6	25	35
FoA	Fox loam, 0 to 2 percent slopes	0.4	100	6.6	35	50
Weighted Average			128.4	8.5	43.1	46.8

FOR COMPLETE TERMS & CONDITIONS,
PLEASE SEE OUR WEBSITE:
www.halderman.com



PLACE BID

Online Bidding is Available
at www.halderman.com