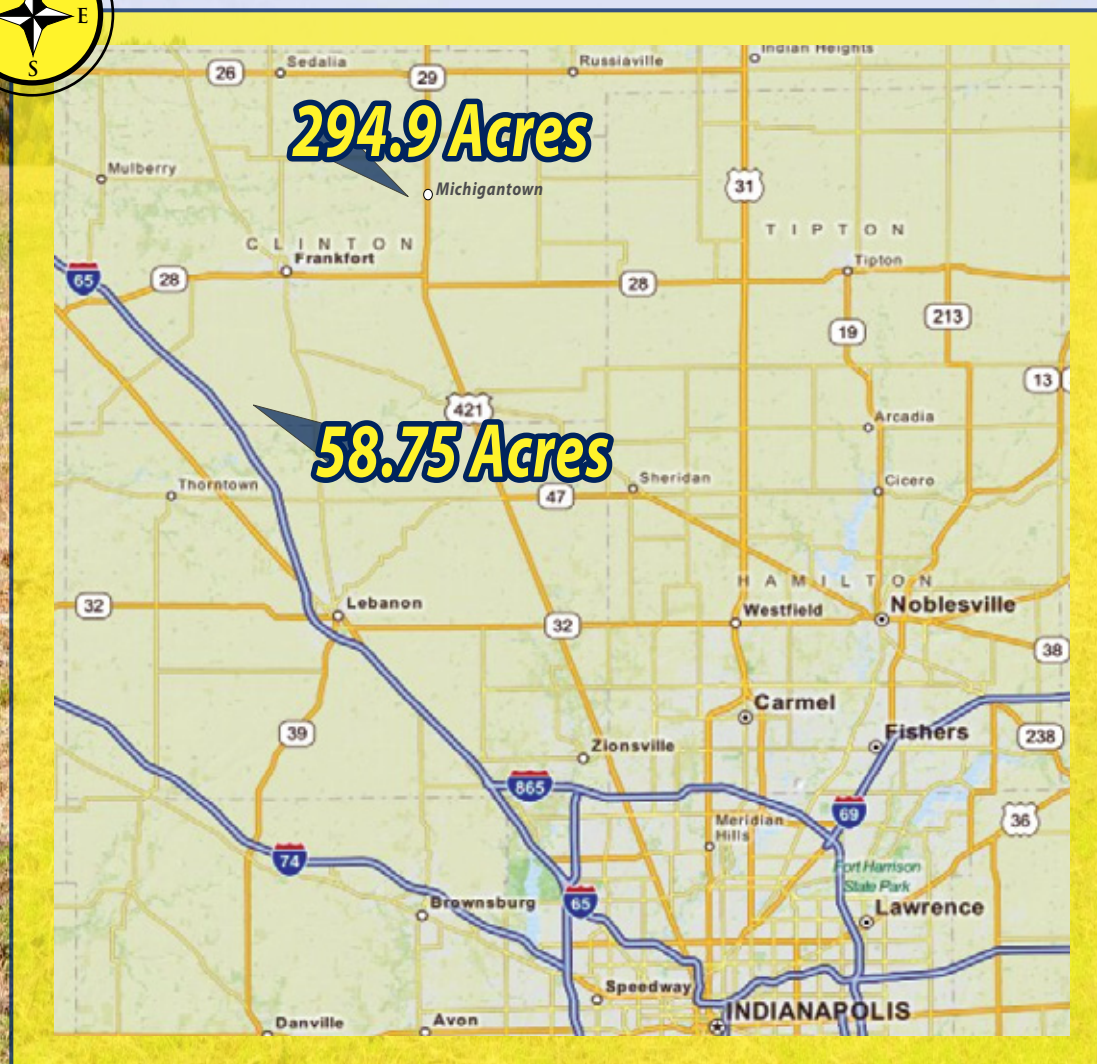


# 2 CLINTON CO. AUCTIONS

NOVEMBER 26th • 6:30 PM

CLINTON CO 4-H COMMUNITY BLDG  
1701 South Jackson Street  
Frankfort, IN 46041



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## 2 AUCTIONS

November 26, 6:30 PM

# QUALITY FARMLAND

CLINTON COUNTY  
Jackson & Michigan Twps

294.9+/- ACRES  
4 TRACTS

Michigan Township

# 2 CLINTON CO. AUCTIONS QUALITY FARMLAND

Jackson Township

58.75+/- ACRES  
1 TRACT

294.9+/- ACRES  
4 TRACTS

Owner: Winifred G. Kinsler  
Trust and Life Estate

Michigan Township

# 2 CLINTON CO. AUCTIONS QUALITY FARMLAND

Jackson Township

58.75+/- ACRES  
1 TRACT

Owner: Pletch Trust

CLINTON COUNTY  
NOVEMBER 26th . 6:30 PM  
CLINTON CO 4-H COMM BLDG  
1701 South Jackson Street  
Frankfort, IN 46041



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samc@halderman.com

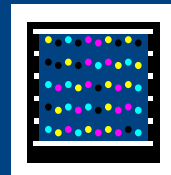
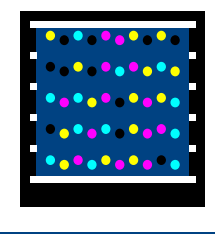
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AUCTIONEER:  
CHAD METZGER  
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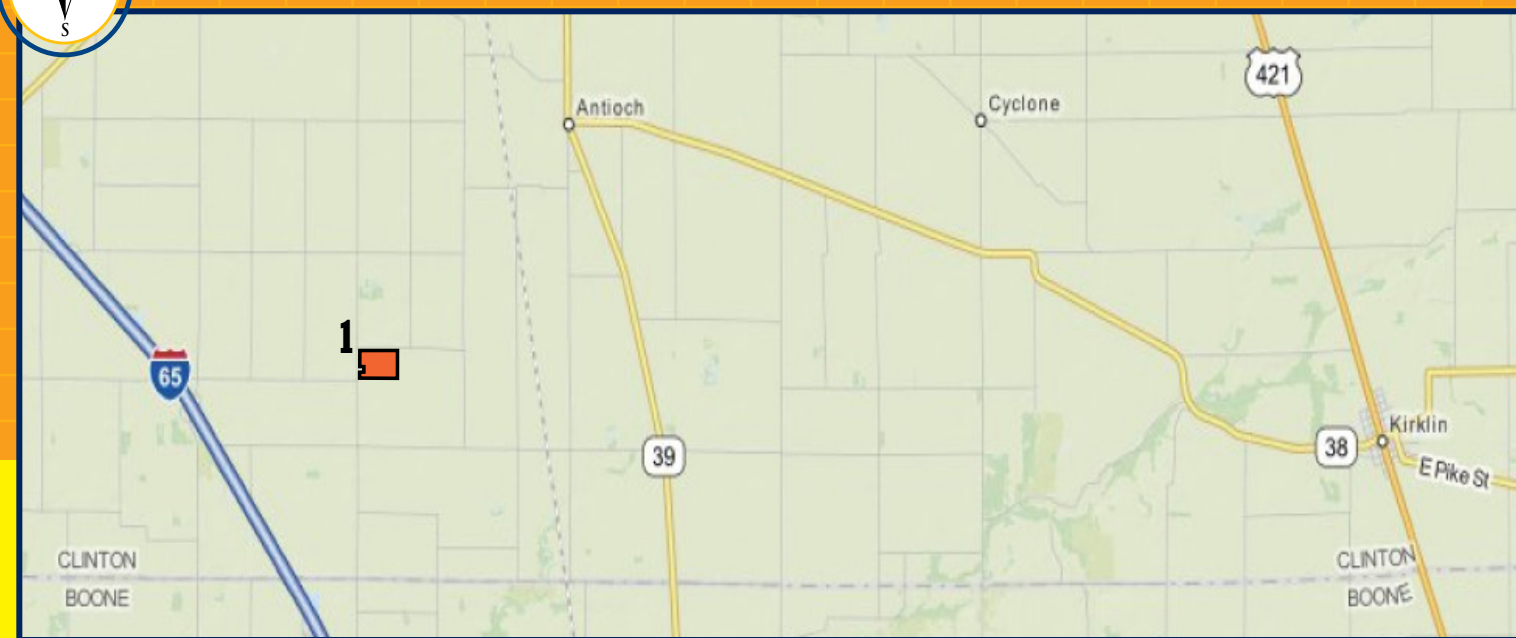
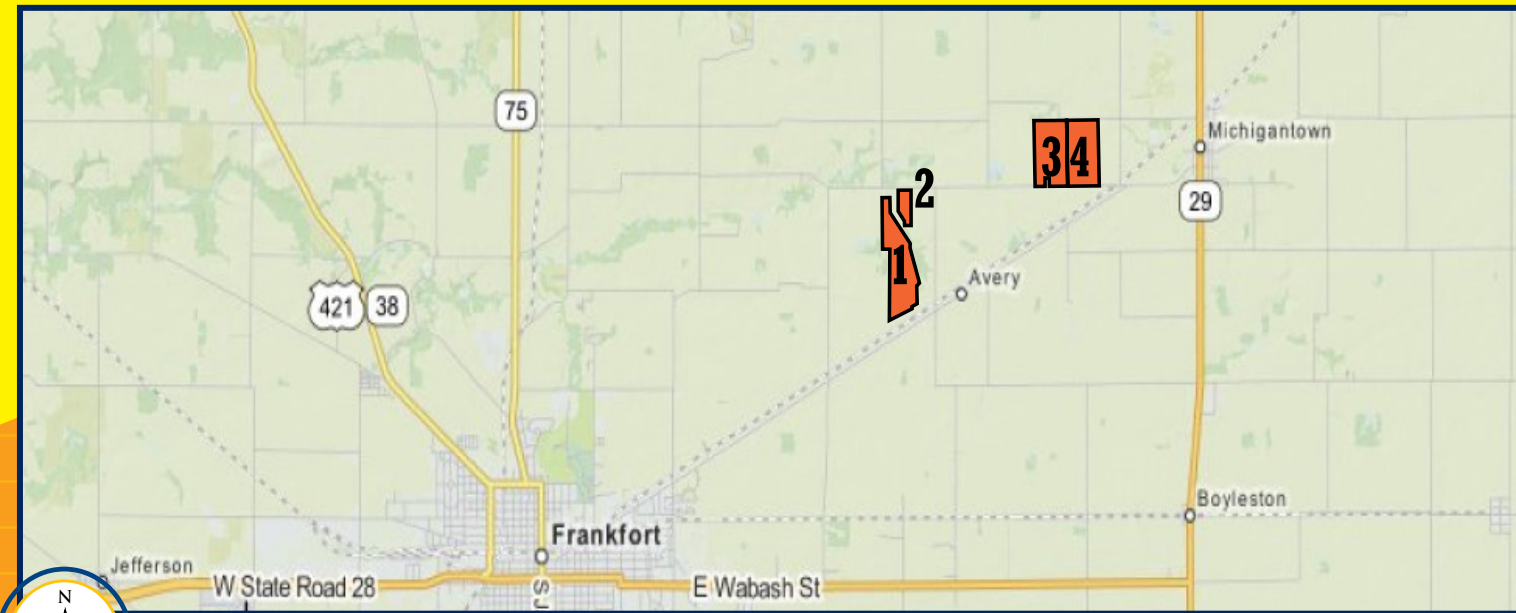
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AUCTIONEER: CHAD METZGER,  
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**Michigan Twp.  
294.9+/- ACRES  
4 TRACTS**

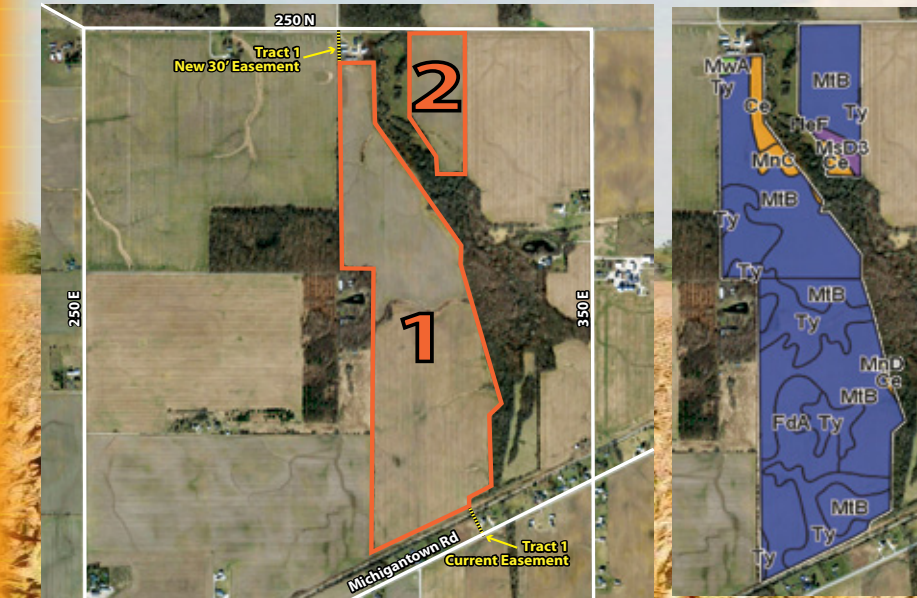


**Jackson Twp.  
58.75+/- ACRES  
1 TRACT**

**Michigan Twp.  
294.9+/- ACRES · 4 TRACTS  
Productive Farmland  
281.2+/- Tillable  
7.9+/- Acres CRP**

**LOCATION:** Tracts 1 and 2 are located 2.5 miles west of Michigantown on the south side of CR 250 N, 0.25 mile west of CR 350 E. Tracts 3 and 4 are located 1 mile west of Michigantown on the north side of CR 250 N.  
**SCHOOLS:** Clinton Central School Corporation  
**ZONING:** Agricultural  
**TOPOGRAPHY:** Gently Rolling  
**ANNUAL TAXES:** \$6,578.74  
**DITCH ASSESSMENT:** \$247.19

**TRACT 1: 117.2+/- Acres, 115+/- Tillable  
TRACT 2: 18.2+/- Acres, 18+/- Tillable**

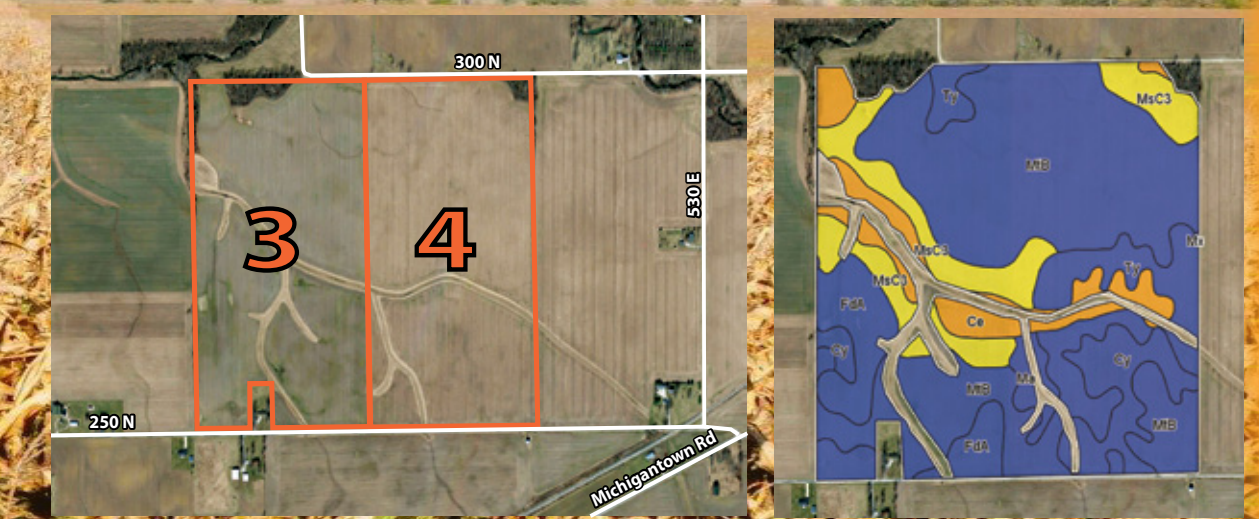


**Soils - Tracts 1 & 2**

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
MIB	Miami-Crosby silt loams, 2 to 6 percent slopes	75.5	149	51	67
Ty	Treaty silt loam	27.1	185	53	74
FdA	Fincastle-Crosby silt loams, 0 to 3 percent slopes	23.6	161	53	72
Ce	Ceresco loam	4.8	120	32	54
MnC	Miami silt loam, 6 to 12 percent slopes	1.8	135	47	61
MsD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	1.8	110	39	55
MwA	Miami-Martinsville silt loams, 0 to 2 percent slopes	0.6	127	44	64
MnD	Miami silt loam, 12 to 18 percent slopes	0.1	120	42	60
<b>Weighted Average</b>		<b>156.5</b>	<b>50.8</b>	<b>68.6</b>	

**Soils - Tract 3 & 4**

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
MIB	Miami-Crosby silt loams, 2 to 6 percent slopes	76.7	149	51	67
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	20.6	125	44	56
Ce	Ceresco loam	17.7	120	32	54
FdA	Fincastle-Crosby silt loams, 0 to 3 percent slopes	14.3	161	53	72
Ty	Treaty silt loam	11.1	185	53	74
Cy	Cyclone silt loam	11	190	54	76
Ma	Mahalaville silty clay loam	3.1	185	53	74
Mx	Milford silty clay loam	0.1	160	44	64
<b>Weighted Average</b>		<b>149.9</b>	<b>48.5</b>	<b>65.8</b>	

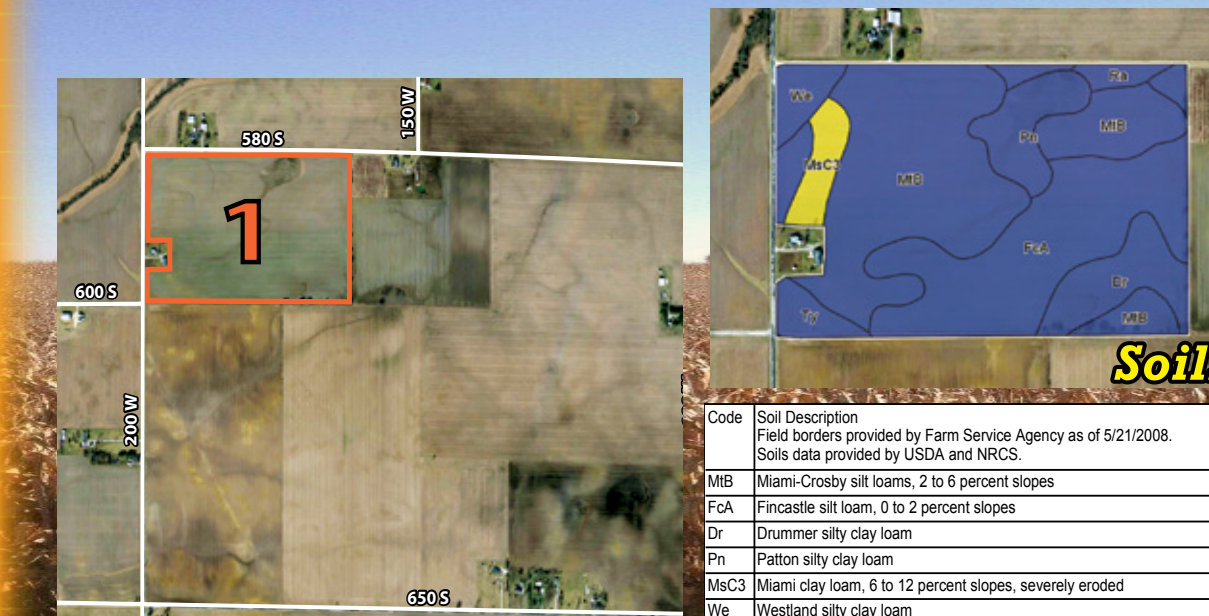


**TRACT 3: 79.5+/- Acres, 72.2+/- Tillable, 5.1+/- CRP  
TRACT 4: 80+/- Acres, 76+/- Tillable, 2.8+/- CRP**

**Jackson Twp.  
58.75+/- ACRES · 1 TRACT  
Quality Farmland  
58+/- Tillable**

**LOCATION:** 6 Miles southwest of Frankfort in the southeast corner of the intersection of CR 200 W and CR 580 S.  
**SCHOOLS:** Clinton Prairie School Corporation  
**ZONING:** Agricultural  
**TOPOGRAPHY:** Level to Gently Rolling  
**ANNUAL TAXES:** \$1,273.64  
**DITCH ASSESSMENT:** \$176.28

**TRACT 1: 58.75+/- Acres, 58+/- Tillable**



**Soils - Tract 1**

Code	Soil Description	Acres	Corn	Soybeans	Winter Wheat
MIB	Miami-Crosby silt loams, 2 to 6 percent slopes	25.8	149	51	67
FcA	Fincastle silt loam, 0 to 2 percent slopes	16.9	165	54	74
Dr	Drummer silty clay loam	4.7	185	53	74
Pn	Patton silty clay loam	3.9	175	49	70
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.2	125	44	56
We	Westland silty clay loam	1.9	165	46	67
Ty	Treaty silt loam	1.7	185	53	74
Ra	Ragsdale silt loam	0.9	190	54	76
<b>Weighted Average</b>		<b>159.6</b>	<b>52</b>	<b>69.7</b>	

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