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**AUCTION**

November 15 @ 6:30 PM

Prairieton Twp, Vigo Co, IN

**175<sup>±</sup> ACRES in 3 TRACTS**

**High Percentage Cropland  
Excellent Location**

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**TODD LITTEN**  
Ellettsville, IN  
812.327.2466  
toddl@halderman.com

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HLS# TML-11034 (12)

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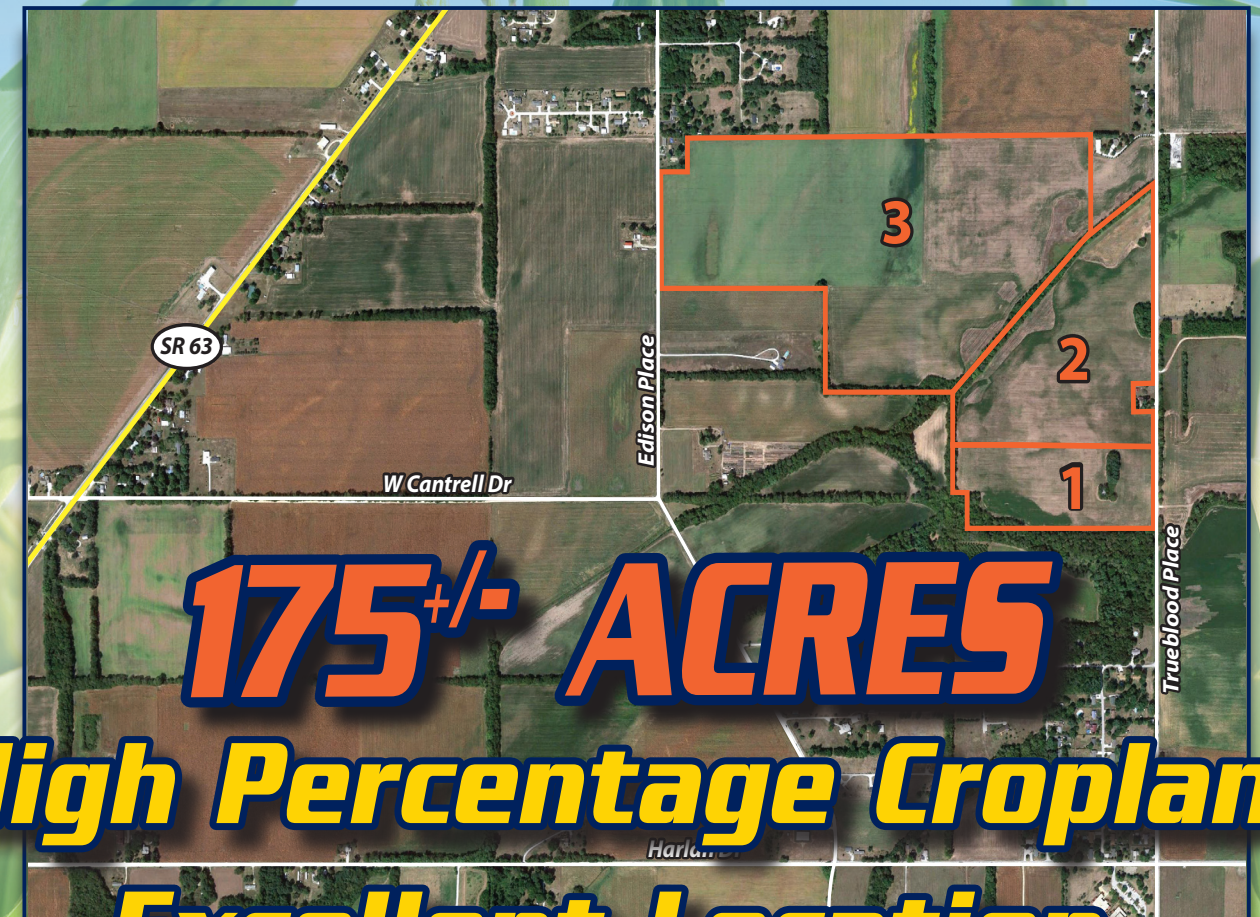
**Prairieton Twp., Vigo County, Indiana**

**AUCTION**

**NOVEMBER 15 - 6:30 PM**

**Vigo County Fairgrounds**

**3901 S US Highway 41 • Terre Haute, IN 47802**



**175<sup>±</sup> ACRES**

**High Percentage Cropland**

**Excellent Location**

Owner: Ferguson Farm

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**AUCTION NOVEMBER 15 - 6:30 PM**

**175<sup>+/-</sup> ACRES in 3 TRACTS**

**164.8<sup>+/-</sup> Tillable - Woods - Potential Building Sites**

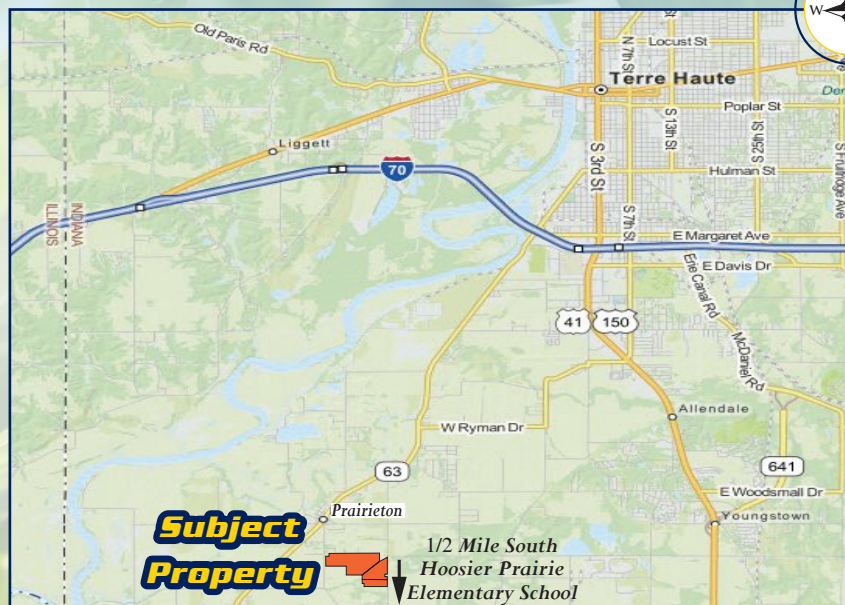
**LOCATION:** On the west side of Trueblood Place (29th PL), approx. .5 mile north of Harlan Drive; 1 mile SE of Prairieton. (8725 S Trueblood Place).

**SCHOOLS:** Vigo County School Corporation

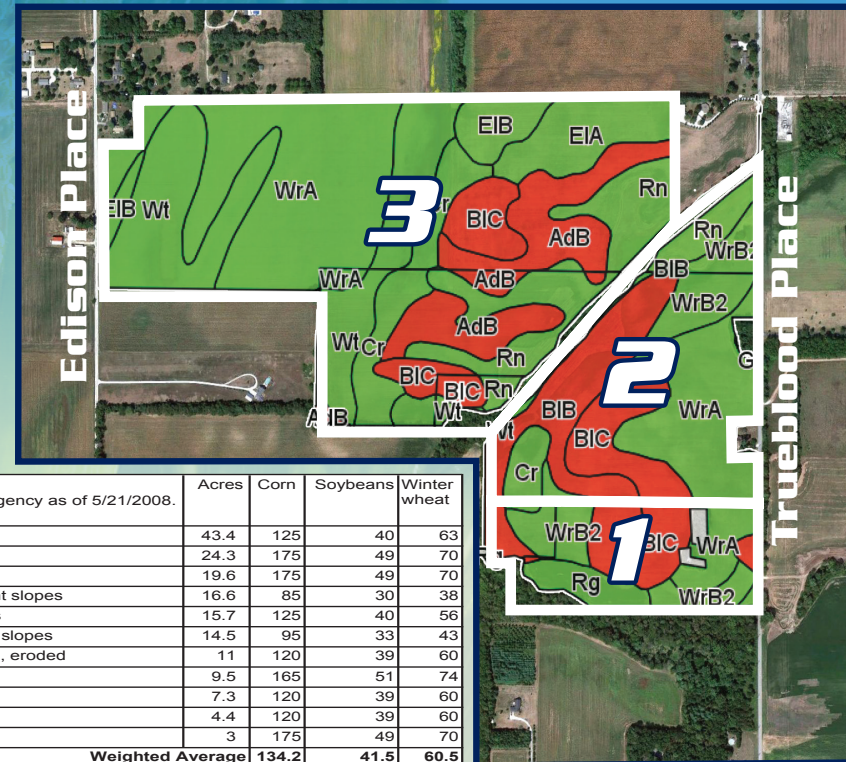
**ZONING:** Agricultural

**TOPOGRAPHY:** Level to Gently Rolling

**ANNUAL TAXES:** \$4,084.



| Code             | Soil Description<br>Field borders provided by Farm Service Agency as of 5/21/2008.<br>Soils data provided by USDA and NRCS. | Acres | Corn | Soybeans | Winter<br>wheat |
|------------------|-----------------------------------------------------------------------------------------------------------------------------|-------|------|----------|-----------------|
| WrA              | Warsaw sandy loam, 0 to 2 percent slopes                                                                                    | 43.4  | 125  | 40       | 63              |
| Wt               | Westland clay loam                                                                                                          | 24.3  | 175  | 49       | 70              |
| Rn               | Rensselaer clay loam                                                                                                        | 19.6  | 175  | 49       | 70              |
| BIC              | Bloomfield loamy fine sand, 6 to 12 percent slopes                                                                          | 16.6  | 85   | 30       | 38              |
| AdB              | Ade loamy fine sand, 2 to 6 percent slopes                                                                                  | 15.7  | 125  | 40       | 56              |
| BIB              | Bloomfield loamy fine sand, 2 to 6 percent slopes                                                                           | 14.5  | 95   | 33       | 43              |
| WrB2             | Warsaw sandy loam, 2 to 6 percent slopes, eroded                                                                            | 11    | 120  | 39       | 60              |
| Cr               | Crane silt loam                                                                                                             | 9.5   | 165  | 51       | 74              |
| EIA              | Elston sandy loam, 0 to 2 percent slopes                                                                                    | 7.3   | 120  | 39       | 60              |
| EIB              | Elston sandy loam, 2 to 6 percent slopes                                                                                    | 4.4   | 120  | 39       | 60              |
| Rg               | Rensselaer loam                                                                                                             | 3     | 175  | 49       | 70              |
| Weighted Average |                                                                                                                             | 134.2 | 41.5 | 60.5     |                 |



- **3 Phase Power & Natural Gas along Trueblood Place**
- **Half Mile North of Hoosier Prairie Elementary School**
- **Time Warner Cable & RoadRunner Service Available**
- **Vigo County Industrial Park 3 Miles SE**

**TRACT 1:** 21.5<sup>+/-</sup> Acres, 18.4<sup>+/-</sup> Tillable, Potential Bldg Site

**TRACT 2:** 46.5<sup>+/-</sup> Acres, 42.1<sup>+/-</sup> Tillable

**TRACT 3:** 107<sup>+/-</sup> Acres, 104.3<sup>+/-</sup> Tillable

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



**3 Phase Power - Close to Schools - Easily Accessible**

