

AUCTION

November 8th • 6:30 PM

Union Twp
Union County, IN

307^{+/-} Acres • 5 Tracts
Productive Farmland &
Potential Building Site with Pond

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Craig Springmier
937-533-7126
craigs@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

AUCTION

Union Twp • Union County • IN

November 8th • 6:30 PM

Union Co. 4-H Community Building
411 Patriot Blvd • Liberty, IN 47353

307^{+/-} Acres • 5 Tracts
Productive Farmland &
Potential Building Site with Pond

279^{+/-} Tillable • 3^{+/-} Wooded • 7.7^{+/-} CRP
6.7^{+/-} Acre Building Site • 3^{+/-} Acre Pond



Craig Springmier
Eaton, OH
937-533-7126
craigs@halderman.com

Owner:
George M. Johnson Farms, Inc.

HALDERMAN
REAL ESTATE
SERVICES

HLS# CLS-10930 (12)

800.424.2324 | www.halderman.com

PROPERTY INFORMATION

LOCATION: Approximately 5 miles south of Liberty, IN, on Retherford Rd, between Liberty Pike & S Base Rd.

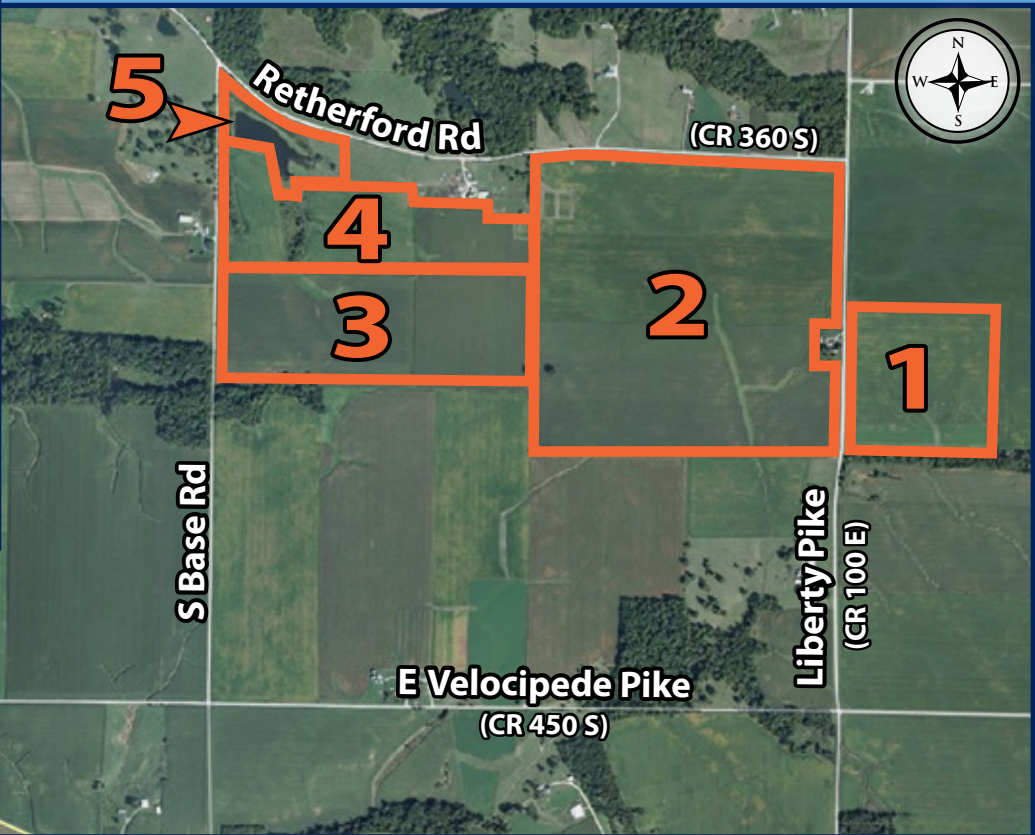
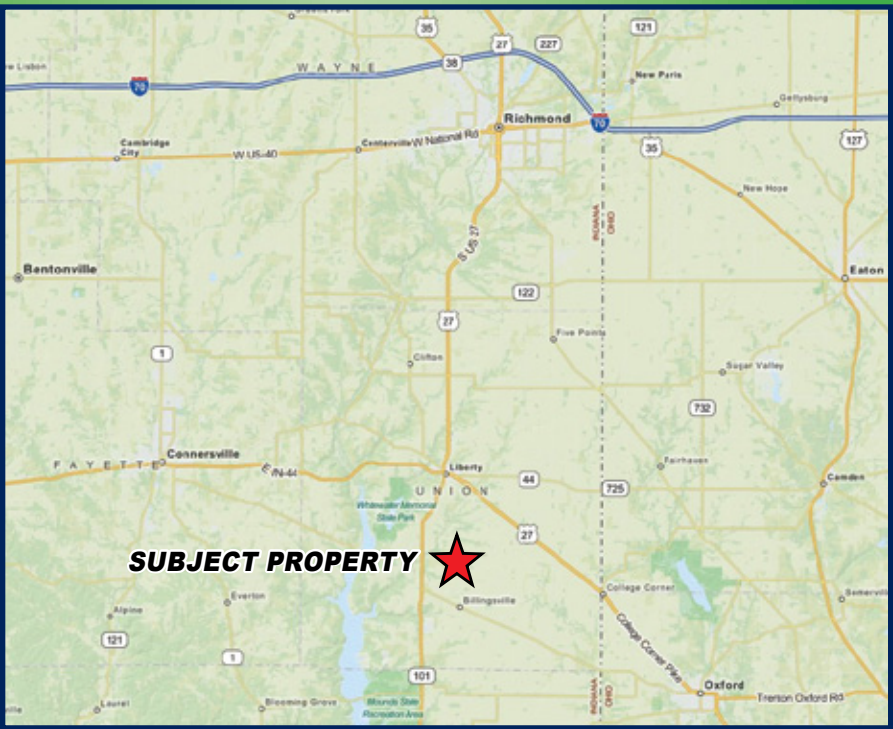
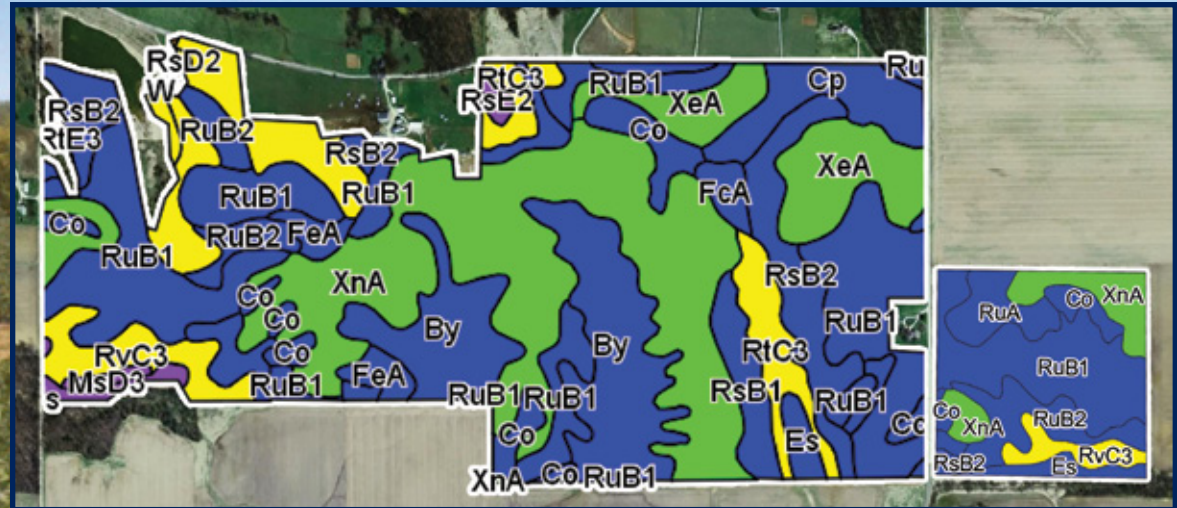
ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOLS: Union County/College Corner Joint School District

ANNUAL TAXES: \$9,097.62 (Estimated)

SOILS INFORMATION



FSA DATA:

Corn Base: 134.1 Acres
DP Yield: 111 bu/ac
CC Yield: 154 bu/ac

Soybean Base: 138 Acres
DP Yield: 40 bu/ac
CC Yield: 48 bu/ac

Wheat Base: 5.5 Acres
DP Yield: 52 bu/ac
CC Yield: 72 bu/ac

TRACT DETAILS

- TRACT 1:** 40+/- Acres, 35+/- Tillable, 3.4+/- CRP*
*2.8 CRP Filter Strip Contract #713 with annual payment of \$651 Expires 9/30/2021.
.6 CRP Grass Waterway Contract #650 with annual payment of \$138 Expires 9/30/2020.
- TRACT 2:** 150+/- Acres, Mostly Tillable
- TRACT 3:** 58+/- Acres, 56+/- Tillable, 1.11+/- Woods
- TRACT 4:** 45+/- Acres, 38+/- Tillable, 2+/- Woods
- TRACT 5:** 14+/- Acres, 6.7+/- Acre Building Site, 4.3+/- CRP*, 3+/- Acre Pond
*4.3 CRP Riparian Buffer planted to hardwood trees & white pine Contract #337 with annual payment of \$362 Expires 9/30/2018.

Code	Soil Description	Acres	Corn	Pasture	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.						
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	68.6	143	9.4	50	65
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	65.8	150	9.9	53	72
By	Brookston silty clay loam	30.6	185	12.2	53	74
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	19.1	130	8.6	46	62
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded	18.4	149	9.8	52	73
XeA	Xenia silt loam, 0 to 2 percent slopes	16.4	155	10.2	54	70
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	14.2	145	9.6	51	69
Co	Cope silt loam	12.8	185	12.2	53	74
RIC3	Russell soils, 6 to 12 percent slopes, severely eroded	9.3	135	8.9	47	68
Cp	Cope silty clay loam	9.1	185	12.2	53	74
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	5.9	155	10.2	54	78
RuA	Russell and Miami silt loams, 0 to 2 percent slopes	4.6	150	9.9	53	72
FeA	Fincastle and Crosby silt loams, 0 to 2 percent slopes	3.9	153	10.1	50	69
Es	Eel silt loam	3.6	120		42	
FcA	Fincastle silt loam, 0 to 2 percent slopes	2	165	10.9	54	74
RsE1	Russell silt loam, 18 to 25 percent slopes, slightly eroded	2	115	7.6	40	58
RsD2	Russell silt loam, 12 to 18 percent slopes, moderately eroded	1	125	8.3	44	63
MsD3	Miami soils, 12 to 18 percent slopes, severely eroded	0.9	110	7.3	39	55
RsE2	Russell silt loam, 18 to 25 percent slopes, moderately eroded	0.9	110	7.3	39	55
Weighted Average		152.2	9.9	51.2	68.7	

Complete Terms & Conditions Available at: www.halderman.com

Online Bidding Available

Auctioneer: Chad Metzger, IN Auct. Lic. # AU10200057
HRES IN Auct. Lic. #AC69200019