

AUCTION

CROPLAND

***Potential Building Site
with SR 15 Frontage***



67.73^{+/-} Total Acres • 3 Tracts

42^{+/-} Tillable Acres

21^{+/-} Acres Pasture & Potential Building Site

November 1st • 6:30 PM

Claypool Lions Club

201 East Calhoun St. • Claypool, IN 46510

Clay Township, Kosciusko County



JON ROSEN

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Owner: Mary R. Groff Marital Trust

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AUCTION

November 1st

Clay Twp, Kosciusko Co

67.73+/- Acres

3 Tracts

CROPLAND

Potential Building Site with SR 15 Frontage



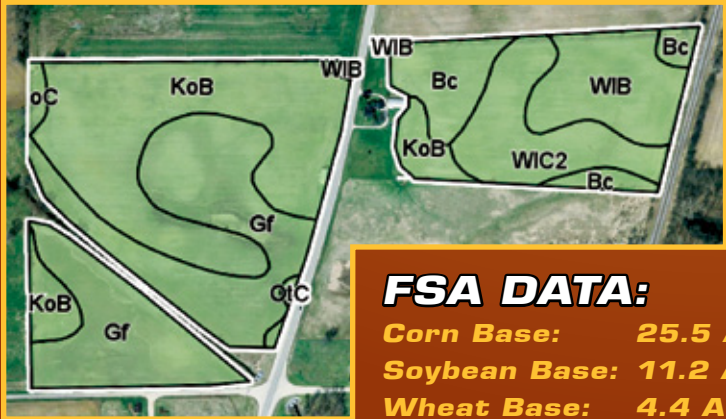
PROPERTY INFORMATION

LOCATION: 1.5 miles north of Claypool, IN on both sides of SR 15, north of CR 550 S
TOPOGRAPHY: Gently Rolling
ZONING: Agricultural
ANNUAL TAXES: \$719.00 estimated
SCHOOLS: Warsaw Community Schools



TRACT 1: 29+/- Acres, 28.11+/- Tillable, approximately 1,100+/- ft of frontage on SR 15
TRACT 2: 14+/- Acres, Mostly Tillable
TRACT 3: 21+/- Acres, Pasture & Potential Building Site, approximately 630+/- ft of frontage on SR 15

SOILS INFO



Code	Soil Description	Acres	Corn	Pasture	Soybeans	Winter wheat
Soils data provided by USDA & NRCS						
Fsa borders provided by the Farm Service Agency as of May 23, 2008						
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	14.2	95	6.3	33	48
Gf	Gilford sandy loam, gravelly substratum	14.1	150	9.9	33	60
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	4.7	125	8.3	44	63
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	4.5	140	9.2	49	70
Bc	Barry loam	3.5	175	11.6	49	70
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.4	85	5.6	30	43
OtC	Ormas loamy sand, sandy substratum, 6 to 12 percent slopes	0.2	100	6.6	35	50
Weighted Average			128.4	8.5	37.3	57.9

FSA DATA:

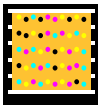
Corn Base: 25.5 Acres DP & CC Yield: 101 bu/ac
Soybean Base: 11.2 Acres DP & CC Yield: 36 bu/ac
Wheat Base: 4.4 Acres DP & CC Yield: 48 bu/ac



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



Online Bidding is Available



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CONDITIONS PLEASE VISIT:
www.halderman.com