

AUCTION

OCTOBER 25TH

6:30 PM

192.64^{+/-} ACRES

MADISON COUNTY, IN

PRODUCTIVE FARMLAND

PRODUCTIVE FARMLAND

AUCTION

OCTOBER 25TH • 6:30 PM

ALEXANDRIA COMMUNITY CENTER

148^{+/-} ACRES, LAFAYETTE TWP • 44.64^{+/-} ACRES, JACKSON TWP
MADISON COUNTY, IN

192.64^{+/-} TOTAL ACRES • 4 TRACTS

MICHAEL BONNELL
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REAL ESTATE
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HLS# MDB-10970 (12)
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PRODUCTIVE FARMLAND

AUCTION

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ALEXANDRIA COMMUNITY CENTER

315 S. HARRISON ST. • ALEXANDRIA, IN 46001

192.64^{+/-} TOTAL ACRES • 4 TRACTS

172.64^{+/-} TILLABLE • 18.84^{+/-} WOODED

MADISON COUNTY, IN

148^{+/-} ACRES • LAFAYETTE TWP

44.64^{+/-} ACRES • JACKSON TWP

OWNER: DAVID McCULLOCH

FOR MORE INFORMATION PLEASE CONTACT A REPRESENTATIVE:

PROPERTY MAPS & INFORMATION

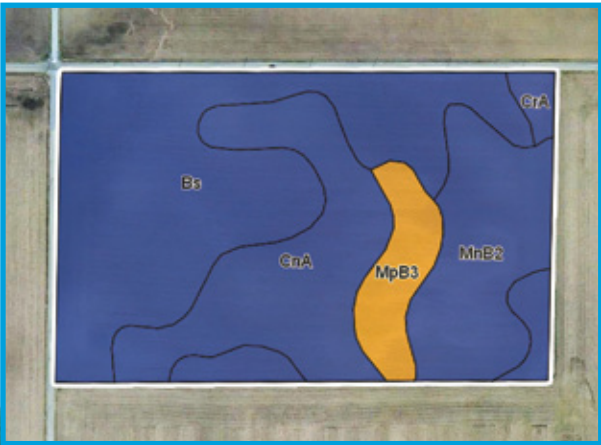


LOCATION: NORTH OF ANDERSON, IN THE SOUTHEAST CORNER OF THE INTERSECTION OF CR 600 N AND CR 300 W.

TRACT 1: 25[±] TOTAL ACRES • ALL TILLABLE



TRACT 1 SOILS INFORMATION



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.					
Bs	Brookston silty clay loam	12.3	175	49	70
CnA	Celina silt loam, 0 to 2 percent slopes	6	130	46	59
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	4.5	150	53	68
MpB3	Miami soils, 2 to 6 percent slopes, severely eroded	1.8	135	47	61
CrA	Crosby silt loam, 0 to 2 percent slopes	0.4	140	46	63
Weighted Average		156.3	48.8	66.3	

LOCATION: NORTH OF ANDERSON, ON CR 400 N, .25 MILE WEST OF CR 300 W AND ON CR 300 W, .25 MILE NORTH OF CR 400 N.

TRACT 2: 40[±] TOTAL ACRES • 38.84[±] TILLABLE

TRACT 3: 83[±] TOTAL ACRES • 64.16[±] TILLABLE • 18.84[±] WOODED



TRACTS 2 & 3 SOILS INFORMATION



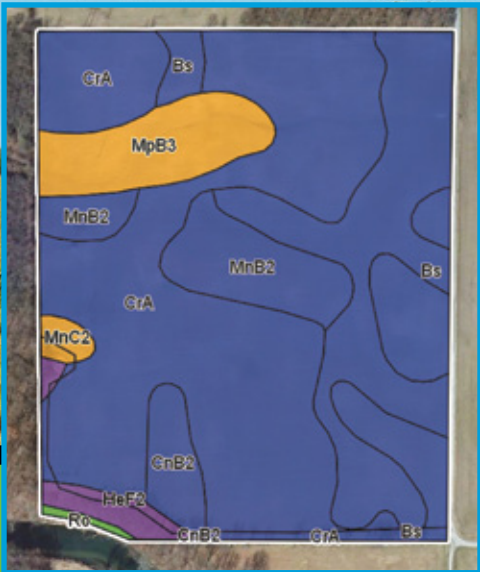
Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.					
CrA	Crosby silt loam, 0 to 2 percent slopes	50.6	140	46	63
Bs	Brookston silty clay loam	49.7	175	49	70
CrB2	Crosby silt loam, 2 to 6 percent slopes, moderately eroded	13.5	135	44	61
CnB2	Celina silt loam, 2 to 6 percent slopes, moderately eroded	6.6	125	44	56
MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	1.8	125	44	56
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	0.7	150	53	68
CnA	Celina silt loam, 0 to 2 percent slopes	0.6	130	46	59
MnC2	Miami silt loam, 6 to 12 percent slopes, moderately eroded	0.1	140	49	63
Weighted Average		152.5	46.9	65.1	

LOCATION: NORTHWEST EDGE OF ANDERSON, ON CR 400 W, .25 MILE SOUTH OF CR 200 N.

TRACT 4: 44.64[±] TOTAL ACRES • ALL TILLABLE



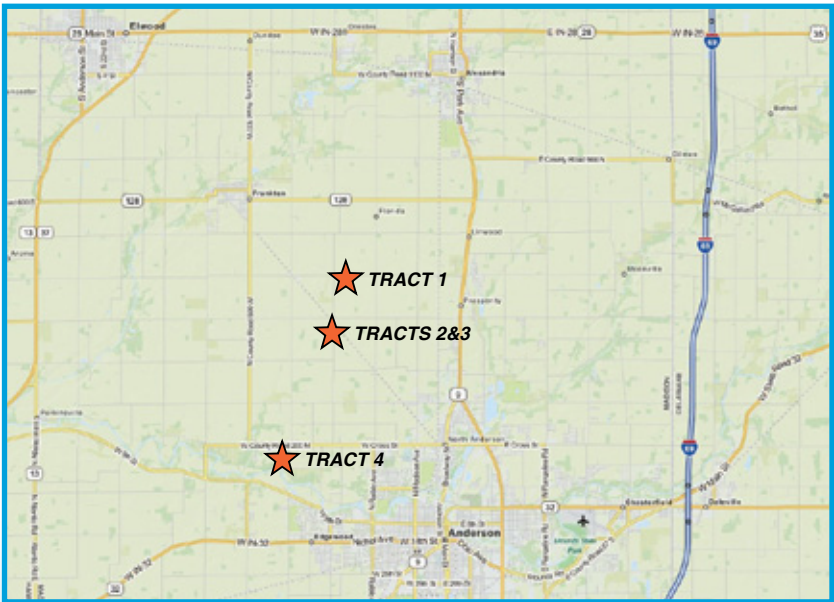
TRACT 4 SOILS INFORMATION



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ALEXANDRIA COMMUNITY CENTER

**315 S. HARRISON ST.
ALEXANDRIA, IN 46001**



ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOLS: FRANKTON-LAPEL COMMUNITY SCHOOLS

ANNUAL TAXES: \$5,164.66

PLACE BID Online Bidding Available

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.					
CrA	Crosby silt loam, 0 to 2 percent slopes	26.3	140	46	63
Bs	Brookston silty clay loam	9.3	175	49	70
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	3.9	150	53	68
MpB3	Miami soils, 2 to 6 percent slopes, severely eroded	3.6	135	47	61
CnB2	Celina silt loam, 2 to 6 percent slopes, moderately eroded	1.5	125	44	56
HeF2	Hennepin soils, 18 to 35 percent slopes, eroded	1.1	100	35	50
MnC2	Miami silt loam, 6 to 12 percent slopes, moderately eroded	0.5	140	49	63
Ro	Ross loam	0.2	140	44	70
Weighted Average		146.2	47	64.2	

COMPLETE TERMS & CONDITIONS CAN BE FOUND ONLINE

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

