

AUCTION

Cleveland & Osolo Twps
Elkhart County, IN

October 15 • 6:30 PM

**339[±]
ACRES
11 TRACTS**



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EXCELLENT RECREATIONAL LAND

IRRIGATED CROPLAND & BUILDING LOTS

POTENTIAL FUTURE DEVELOPMENT CLOSE TO ELKHART

339[±] ACRES • 11 TRACTS

301.7[±] TILLABLE • 29.4[±] WOODED • 6 BUILDING LOTS

A.J. Jordan
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HLS# AJJ-10985 (12)
800.424.2324 | www.halderman.com

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Christiana Creek Country Club • Elkhart Lodge #425
116 West Bristol Street • Elkhart, Indiana 46514

339[±] ACRES • 11 TRACTS

CLOSE TO ELKHART

EXCELLENT RECREATIONAL LAND

IRRIGATED CROPLAND & BUILDING LOTS

**POTENTIAL FUTURE
DEVELOPMENT**

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Owners:
Sportsman Enterprises, Inc
& Josephine Cooper Trust

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PROPERTY INFORMATION

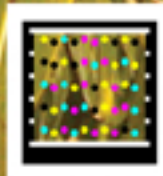
LOCATION: All tracts are located on the north and northwest edges of Elkhart. Tract 1 is located on the east side of Hwy 11 and north of I80-90. Tracts 2-11 are south of CR 10 (Bristol St.), north of CR 108 and west of CR 3.

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Elkhart Community

ANNUAL TAXES: \$12,273.24 (Estimated)



PLACE BID

Online Bidding Available

TRACT INFORMATION

TRACT 1: 271.571[±] Total Acres • 263.5[±] Tillable with 1996 Seven Tower Zimmatic Irrigation System and 1998 Four Tower Zimmatic Irrigation System

TRACT 2: 27.65[±] Total Acres • 16.7[±] Tillable • 10.9[±] Woods

TRACT 3: 4[±] Total Acres • Wooded Building Site

TRACT 4: 17[±] Total Acres • 7[±] Tillable • 10[±] Woods

TRACT 5: 19[±] Total Acres • 14.5[±] Tillable • 4.5[±] Woods

TRACT 6: .81[±] Total Acre • Lot 38, Glenco II Subdivision

TRACT 7: .47[±] Total Acre • Lot 37, Glenco II Subdivision

TRACT 8: .47[±] Total Acre • Lot 36, Glenco II Subdivision

TRACT 9: .46[±] Total Acre • Lot 41, Glenco II Subdivision

TRACT 10: .46[±] Total Acre • Lot 42, Glenco II Subdivision

TRACT 11: .49[±] Total Acre • Lot 43, Glenco II Subdivision



SOILS: TRACT 1

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
BteA	Brems loamy sand, 0 to 1 percent slopes	115.9	94	33	43.6
MvKA	Morocco loamy sand, 0 to 1 percent slopes	61.2	100	28	45
MgcA	Maumee loamy sand, 0 to 1 percent slopes	49.4	135	28	54.2
OmgA	Osolo loamy sand, 0 to 1 percent slopes	23.8	81	28	39.9
PxA	Psammaquents	12.8			
AbhAN	Adrian muck, drained, 0 to 1 percent slopes	0.3	146	40	59
GcZA	Gilford sandy loam, 0 to 1 percent slopes	0.1	150	33	60
Weighted Average			97.2	28.8	43.4



SOILS: TRACTS 2 & 5

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
OmgA	Osolo loamy sand, 0 to 1 percent slopes	28	81	28	39.9
MvKA	Morocco loamy sand, 0 to 1 percent slopes	1.1	100	28	45
GcZA	Gilford sandy loam, 0 to 1 percent slopes	0.1	150	33	60
Weighted Average			81.8	28	40.1

SOILS: TRACT 4

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
TxuA	Tyner loamy sand, 0 to 1 percent slopes	4.7	80	28	36
BteA	Brems loamy sand, 0 to 1 percent slopes	1.4	94	33	43.6
Weighted Average			83.3	29.2	37.8

