

HALDERMAN
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AUCTION

October, 24 2012 • 6:30 PM

Bartholomew County Fairgrounds

Family Arts Building

Productive Cropland Woods & Grain Bins

Flat Rock Twp.,
Bartholomew Co, IN

205^{+/-} Total Acres • 4 Tracts

AUCTION

October, 24 2012 • 6:30 PM

Bartholomew County Fairgrounds ~ Family Arts Building

750 W 200 S • Columbus, IN 47201

205^{+/-} Total Acres • 4 Tracts

186.96^{+/-} ACRES TILLABLE

Productive Cropland • Woods • Grain Bins

6.2^{+/-} ACRES WOODED

6921 E 600 N • Columbus, IN 47203
Flat Rock Twp, Bartholomew Co, IN

DAVE BONNELL
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HALDERMAN
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HLS# PDB-10968 (12)

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AUCTION

October, 24 2012 • 6:30 PM

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750 W 200 S • Columbus, IN 47201

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186.96^{+/-} ACRES TILLABLE

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6921 E 600 N
Columbus, IN 47203

Flat Rock Township, Bartholomew County, IN

Owner: J Farms, Inc.

PLACE BID

Online Bidding is Available
at www.halderman.com

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HLS# PDB-10968 (12)

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205+/- Total Acres • 4 Tracts



Productive Cropland • Woods • Grain Bins

Property Information

LOCATION: This property is located west of Hope, IN and northeast of Columbus, IN.

Tract 1 is located just east of CR 350 E on CR 600 N.

Tracts 2 and 3 are located at the intersection of CR 400 E and CR 550 N.

Tract 4 is located at the intersection of CR 425 E and CR 500 N.

TOPOGRAPHY: Level to Gently Rolling

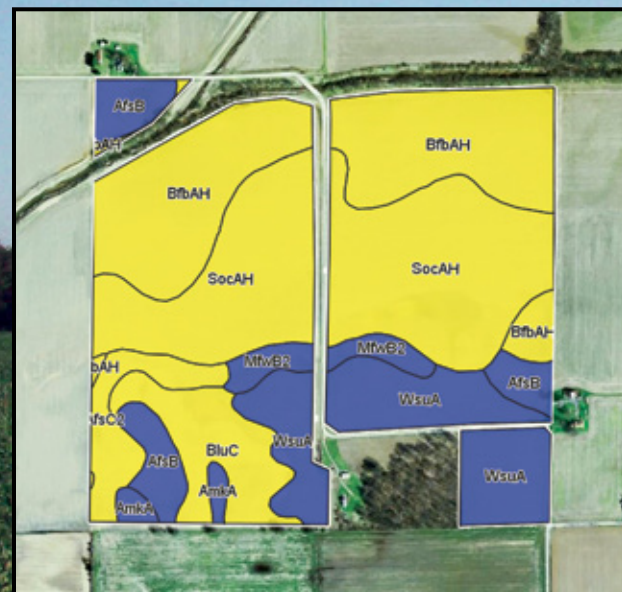
SCHOOL DISTRICT: Flat Rock - Hawcreek School Corporation

ANNUAL TAXES: \$5,910.32

DITCH ASSESSMENT: \$83.40 (Tract 1)

Tillable Soils Information

TRACTS 2 thru 4

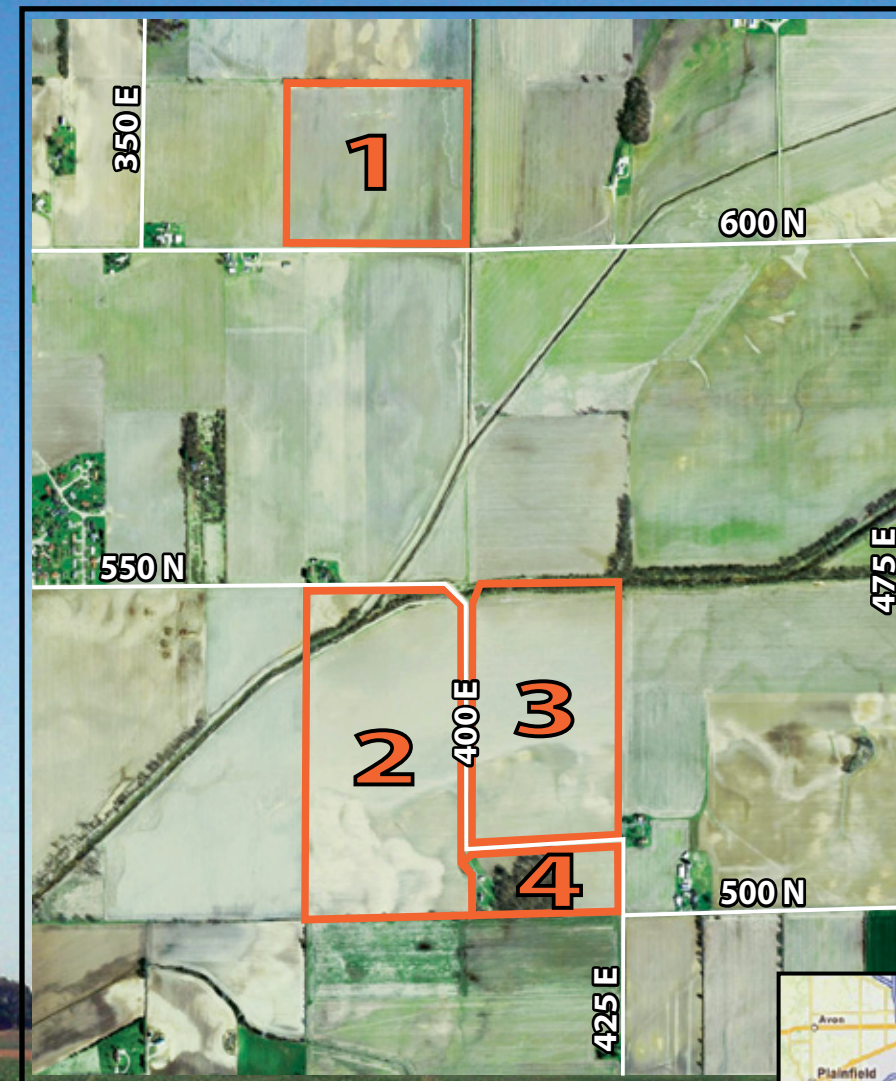


TRACT 1



Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
BdhAH	Bellcreek silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	18.9	135	35
MmoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	12.9	126	44
FdbA	Fincastle silt loam, 0 to 2 percent slopes	10.1	165	54
WsuA	Whitaker loam, 0 to 2 percent slopes	5	155	51
BfBAH	Bellcreek silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	3	135	35
WufB2	Williamstown silt loam, 2 to 6 percent slopes, eroded	1.8	142	49
AfsB	Alvin-Princeton fine sandy loams, 2 to 6 percent slopes	1.5	124	43
AmkA	Ayrshire fine sandy loam, 0 to 2 percent slopes	0.5	150	49
ReyA	Rensselaer loam, 0 to 1 percent slopes	0.2	175	49
Weighted Average		140.5		43

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
SocAH	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	47.7	150	40
BfBAH	Bellcreek silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	39.9	135	35
WsuA	Whitaker loam, 0 to 2 percent slopes	21.6	155	51
BluC	Bloomfield-Alvin loamy sands, 6 to 12 percent slopes	11	92	32
AfsB	Alvin-Princeton fine sandy loams, 2 to 6 percent slopes	9.3	124	43
AfsC2	Alvin-Princeton fine sandy loams, 6 to 12 percent slopes, eroded	6.6	111	39
MWb2	Martinsville loam, sandy substratum, 2 to 6 percent slopes, eroded	4.2	140	49
AmkA	Ayrshire fine sandy loam, 0 to 2 percent slopes	1.7	150	49
Weighted Average		138.1		40.1



Tract Information

TRACT 1:

45+/- Total Acres • All Tillable

TRACT 2:

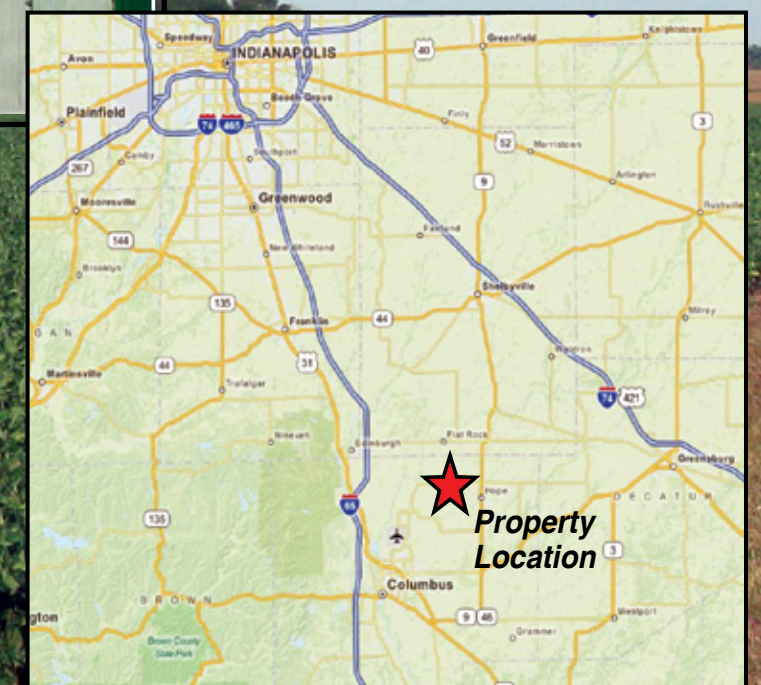
80+/- Total Acres • 76.1+/- Tillable; 3.9+/- Wooded Ditch

TRACT 3:

63.5+/- Total Acres • 59.22+/- Tillable; 4.25+/- Wooded Ditch

TRACT 4:

16.5+/- Total Acres • 6.64+/- Tillable; 6.2+/- Wooded; 3.66+/- Farmstead with two grain bins.



For More Information Contact:



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Complete Terms & Conditions Available Online



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