

AUCTION

Jefferson Township, Whitley County

October 17, 6:30 PM

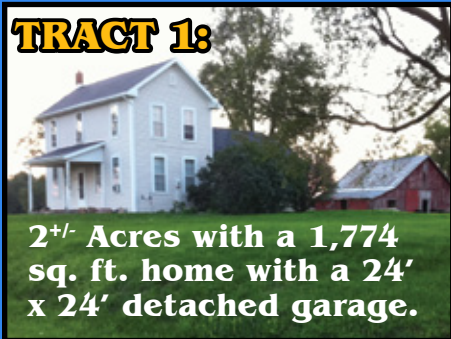
Eagles Nest Event Center

125 Eagle Glen Trail, Columbia City, IN 46725

Open Houses: October 9, 6-7 PM & October 13, 3-4 PM

3427 E 800 S • Columbia City, IN 46725

TRACT 1:



2⁺ Acres with a 1,774 sq. ft. home with a 24' x 24' detached garage.

TRACT 2:

77⁺ Acres
Mostly Tillable

TRACT 3:



16⁺ Acres
Mostly Wooded

TRACT 4:

25⁺ Acres
Mostly Tillable



PRODUCTIVE CROPLAND

WOODS & COUNTRY HOME

120⁺ TOTAL ACRES • 4 TRACTS

98⁺ TILLABLE • 16⁺ WOODS • 2⁺ HOMESITE



Jon Rosen

260.740.1846

jonr@halderman.com



Bill Earle

260.982.8351

bille@halderman.com

Owner: Charles Pan Trust

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Eagles Nest Event Center

120+/- ACRES • 4 TRACTS

Jefferson Twp, Whitley Co



PRODUCTIVE CROPLAND WOODS & COUNTRY HOME

PROPERTY INFO

Property Location:

Approximately 6 miles southeast of Columbia City on CR 800 S, .25 mile east of CR 300 E (Raber Road).

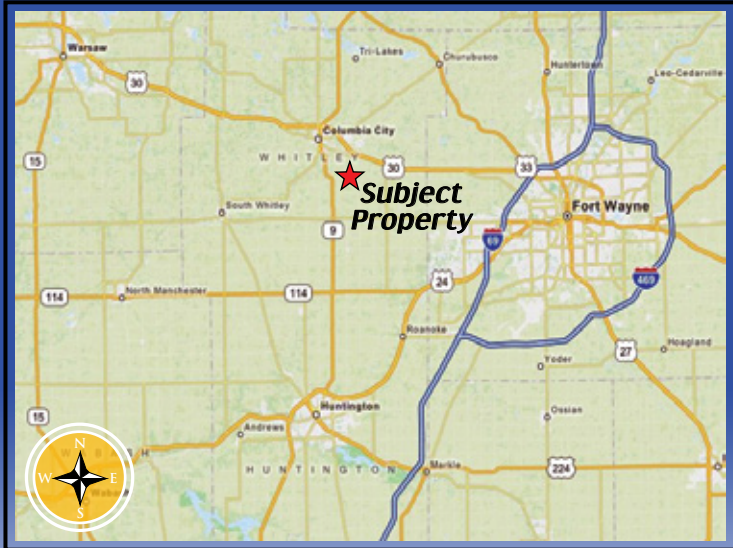
Zoning: Agricultural

Annual Taxes: \$2,791.48

Ditch Assessment: \$348.50

Topography: Level to Gently Rolling

School District: Coesse



SOILS INFORMATION

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
GsB2	Glynwood loam, 3 to 6 percent slopes, eroded	30.2		44	56
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	28.3	135	44	61
Pw	Pewamo silty clay loam	21.8	160	44	64
MxC3	Morley clay loam, 5 to 12 percent slopes, severely eroded	5.7	105	37	47
Ms	Milford silty clay loam	2.6	160	44	64
Wa	Wallkill silty clay loam	2	165	49	66
BmA	Blount silt loam, 0 to 2 percent slopes	1.5	140	46	63
GtB3	Glynwood clay loam, 3 to 8 percent slopes, severely eroded	1.3	115	40	52
HbA	Haskins loam, 0 to 3 percent slopes	1.3	155	51	70
Co	Coesse silty clay loam	1.1	150	44	60
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.8	115	40	52
Wc	Wallkill Variant silty clay loam, coprogenous earth substratum	0.5	165	49	66
MxD3	Morley clay loam, 12 to 20 percent slopes, severely eroded	0.4	90	32	41
Mg	Merrill loam	0.3	170	49	68
Mz	Muskego muck, clay loam substratum, drained	0.2	135	35	54
Weighted Average			137.2	43.7	59.4

FSA DATA

Corn Base: 36.1 Acres

DP Yield: 91 bu/ac

CC Yields: 99 bu/ac

Soybean Base: 48.5 Acres

DP Yield: 29 bu/ac

CC Yields: 35 bu/ac

Wheat Base: 13.4 Acres

DP Yield: 41 bu/ac

CC Yields: 48 bu/ac



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www.halderman.com

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