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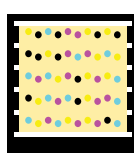
AUCTION

September 18

Shelby
County

**PRODUCTIVE FARMLAND
& COUNTRY HOME**

100.7^{+/-} ACRES • 2 TRACTS



**PRODUCTIVE
FARMLAND
& COUNTRY HOME**

AUCTION

Sept. 18 • 6:30 PM EDT

Marion Twp Shelby County

100.7^{+/-} ACRES • 2 TRACTS

97^{+/-} Tillable • .75^{+/-} Home Acres

OPEN HOUSE: September 6 • 4-7 PM EDT

Dave Bonnell
812.343.4313
daveb@halderman.com

Michael Bonnell
812.343.6036
michaelb@halderman.com

**PRODUCTIVE FARMLAND
& COUNTRY HOME**

Marion Twp Shelby County

AUCTION

September 18 • 6:30 PM EDT

Blue Bird Restaurant
158 E Main St • Morristown, IN 46161

Owner: Katherine O. DePrez Trust Farm

100.7^{+/-} ACRES • 2 TRACTS

97^{+/-} Tillable • .75^{+/-} Home Acres

OPEN HOUSE: September 6 • 4-7 PM EDT



Dave Bonnell
Columbus, IN
812.343.4313
daveb@halderman.com



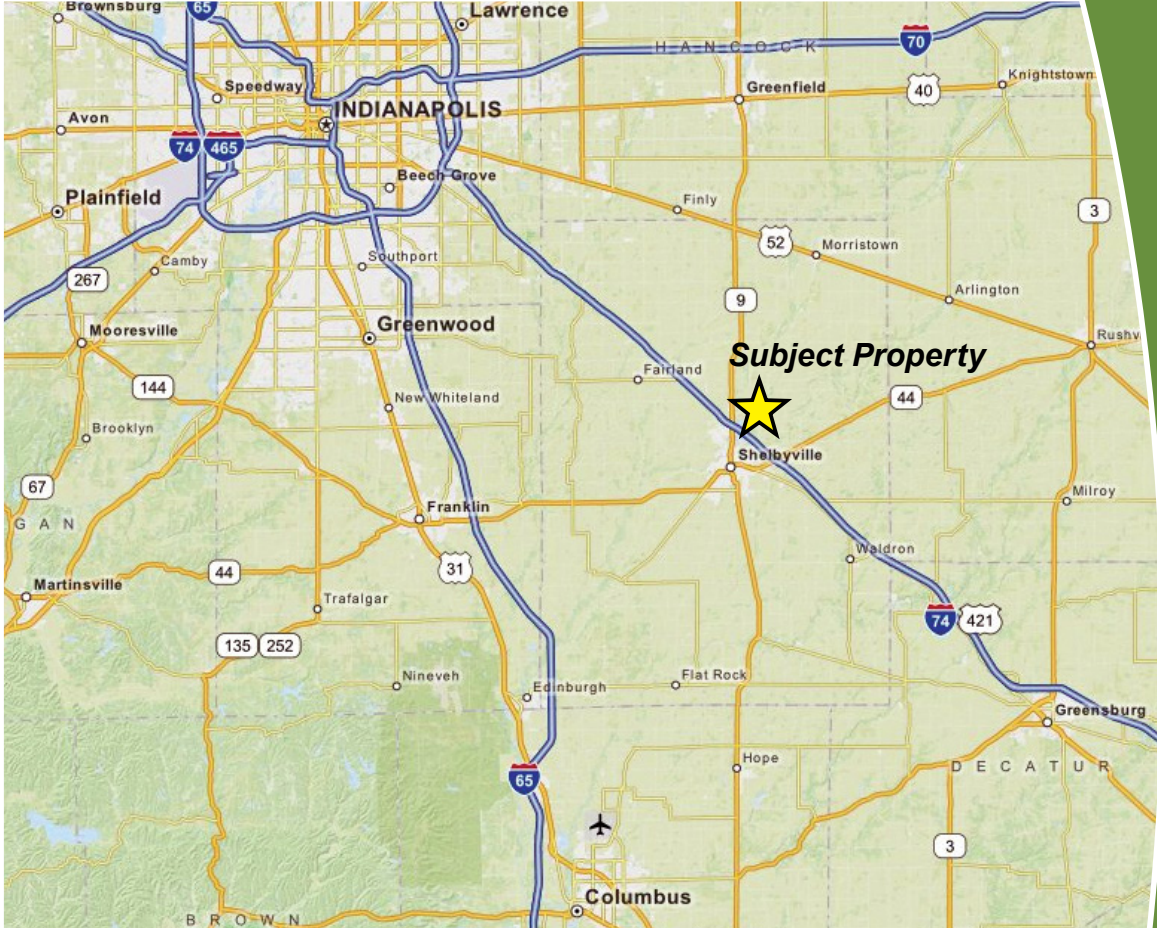
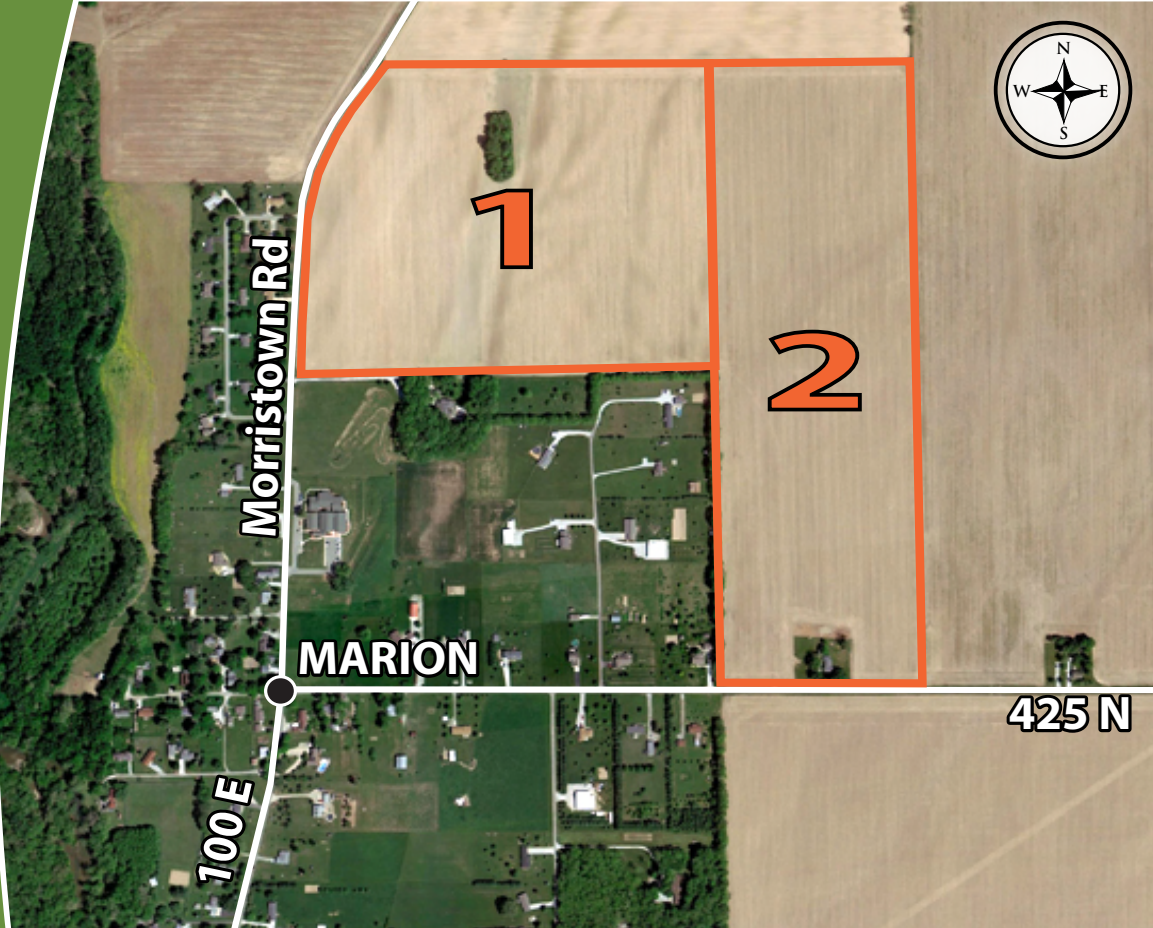
Michael Bonnell
Greenfield, IN
812.343.6036
michaelb@halderman.com

PROPERTY INFORMATION

LOCATION: Approximately 3 miles northeast of Shelbyville at 1618 East CR 425 N, with additional frontage on CR 100 E
TOPOGRAPHY: Level
ZONING: Agricultural
SCHOOLS: Shelbyville Central
ANNUAL TAXES: \$2,734.02

PLACE BID

Online Bidding Available



TRACT DETAILS

TRACT 1: 50+/- Acres, 48+/- Tillable
TRACT 2: 50.73+/- Acres, 49.4+/- Tillable
HOME: 1828 sq. ft. frame home featuring 2 bedrooms and 1 bath. 1-1/2 Car garage adjacent to the home.



SOILS INFO

Code	Soil Description	Acres	Corn	Soybeans
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.				
NnA	Nineveh loam, 0 to 2 percent slopes	74.3	110	35
NnB	Nineveh loam, 2 to 6 percent slopes	21.5	110	35
FxC3	Fox clay loam, 6 to 12 percent slopes, severely eroded	1.2	80	28
Weighted Average		109.6	109.6	34.9

OPEN HOUSE

September 6th • 4:00-7:00 PM EDT
1618 CR 425 N • Shelbyville, IN 46176



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

FOR COMPLETE
TERMS & CONDITIONS,
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