

AUCTION

SEPTEMBER 24 • 6:30 PM

Eagle's Nest Event Center

125 S. Eagle Glen Trail

Columbia City, IN 46725

170^{+/-} Acres

Offered in 5 Tracts

116^{+/-} Tillable • 52^{+/-} Wooded

Farmland & Recreational

Whitley Co.

Etna-Troy Twp.

Subject Property



Jon Rosen

North Manchester, IN

260-740-1846

jonr@halderman.com



Bill Earle

North Manchester, IN

260-982-8351

bille@halderman.com

Owner: Karin E. Birch Trust

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HLS# JRR-10957 (12)

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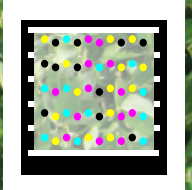
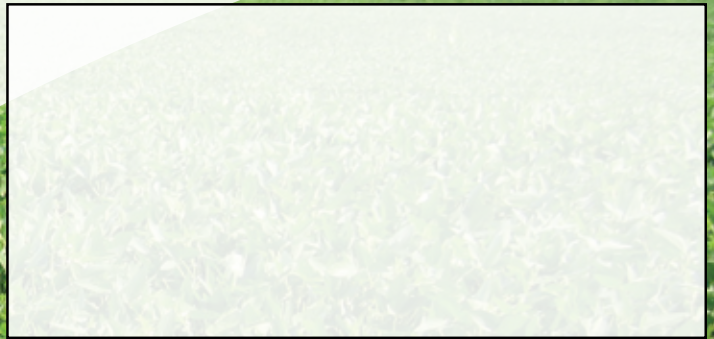
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SEPTEMBER 24

Whitley County

170^{+/-} Acres

Offered in 5 Tracts



Property Info

Location: 3.5 miles southwest of Etna, in the northeast & southeast corners of the intersection of CR 650 W & CR 525 N

Zoning: Agricultural

Topography: Level

School District: Whitley County Consolidated Schools
Columbia City High School

Annual Taxes: \$2,873.00 (estimated)

Ditch Assessment: \$24.82

Tract Info

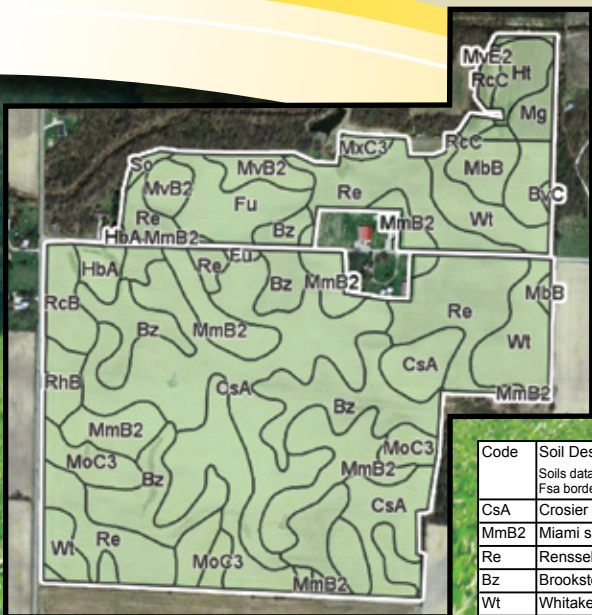
Tract 1: 20^{+/-} Acres, Mostly Tillable

Tract 2: 40^{+/-} Acres, Mostly Tillable

Tract 3: 38^{+/-} Acres, 28^{+/-} Tillable, 10^{+/-} Wooded

Tract 4: 33^{+/-} Acres, 20^{+/-} Tillable, 13^{+/-} Wooded

Tract 5: 39^{+/-} Acres, 10^{+/-} Tillable, 29^{+/-} Wooded



Soils Info

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Soils data provided by USDA & NRCS Fsa borders provided by the Farm Service Agency as of May 23, 2008					
CsA	Crosier sandy loam, 0 to 3 percent slopes	24	150	49	68
MmB2	Miami sandy loam, 2 to 6 percent slopes, eroded	20	135	47	61
Re	Rensselaer loam	17.8	172	48	69
Bz	Brookston loam	17.6	173	49	70
Wt	Whitaker loam	9.8	154	51	69.5
Fu	Fulton silty clay loam	4.4	135	44	61
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	4.3	125	44	56
Mg	Merrill loam	3.3	170	49	68
MvB2	Morley loam, 3 to 6 percent slopes, eroded	3	125	44	56
MbB	Martinsville loam, 1 to 6 percent slopes	2.6	145	51	73
RcB	Rawson sandy loam, 2 to 6 percent slopes	2.4	140	49	63
Ht	Houghton muck, drained	2	151	41	60
RhB	Riddles sandy loam, 1 to 6 percent slopes	1.6	140	49	70
HbA	Haskins loam, 0 to 3 percent slopes	1.3	155	51	70
RcC	Rawson sandy loam, 6 to 12 percent slopes	0.9	130	46	59
MxC3	Morley clay loam, 5 to 12 percent slopes, severely eroded	0.6	105	37	47
So	Sloan loam, sandy substratum, frequently flooded	0.3	150	40	
BvC	Boyer loamy sand, 6 to 12 percent slopes	0.1	85	30	43
Weighted Average		152.1	47.9	65.8	

FSA DATA:

Corn Base: 61.6 Acres

DP Yield: 96 bu/acre

CC Yield: 127 bu/acre

Soybean Base: 54.4 Acres

DP Yield: 35 bu/acre

CC Yield: 42 bu/acre



Online Bidding is Available



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

For complete Terms & Conditions please see our website: www.halderman.com