

AUCTION

February 21 • 6:30 PM CST

204+/- Acres • 5 Tracts

PRODUCTIVE FARMLAND
RURAL RESIDENCE
WOODS & RECREATION

Center, Davis & Washington Townships
Starke County, IN



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PRODUCTIVE FARMLAND • RURAL RESIDENCE
WOODS & RECREATION

Center, Davis & Washington Twps, Starke Co, IN

204+/- Acres • 5 Tracts
171+/- Tillable • 28.6+/- Wooded
Country Home on 3.15+/- Acres

Mike Gentry
219.754.2237

Larry Smith
219.362.4041

AUCTION

February 21 • 6:30 PM CST

Knox Community Center • 55 E Lake St • Knox, IN 46534

PRODUCTIVE FARMLAND
RURAL RESIDENCE
WOODS & RECREATION

Center, Davis & Washington Townships
Starke County, IN

204+/- Acres • 5 Tracts
171+/- Tillable • 28.6+/- Wooded
Country Home on 3.15+/- Acres

OPEN HOUSE DATES:

February 4th, 12th, 18th • 1:00-4:00 PM CST
5235 E. 300 N • Knox, IN 46534



Mike Gentry
LaCrosse, IN
219.754.2237
michaelg@halderman.com



Larry Smith
LaPorte, IN
219.362.4041
larrys@halderman.com



Online Bidding is Available
at www.halderman.com

Owner: A. Jean Hickman

PROPERTY INFORMATION:

PROPERTY LOCATION: Northeast of Knox, Tracts 1-4 are at the intersection of CR 300 N and CR 500 E; Tract 5 is at the intersection of CR 200 N and CR 600 E.

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Knox Community School Corp.

ANNUAL TAXES: \$4,429.48

TRACT DETAILS:

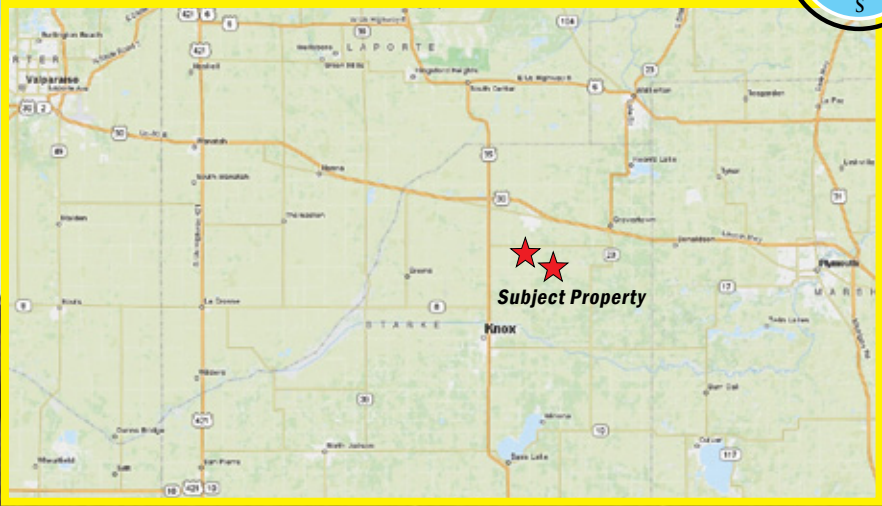
TRACT 1: 55+/- Total Acres, 48.6+/- Tillable, 4+/- Wooded

TRACT 2: 3.15+/- Total Acres, 1.5+/- Wooded, 1.65+/- Acres with Home & Buildings, 482' Deep with 285' Road Frontage on CR 300 N

TRACT 3: 7+/- Total Acres, All Tillable

TRACT 4: 20+/- Total Acres, 18.5+/- Wooded, 1.5+/- Tillable, Road Frontage on CR 300 N

TRACT 5: 119+/- Total Acres, 113.9+/- Tillable, 4.6+/- Wooded



Home & Buildings:

5235 E. 300 N • Knox, IN 46534

2,392 sq ft ranch-style home with partial basement and 1-car garage.

40'x50' 2-level barn

984 sq ft corrugated metal shed



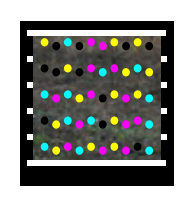
SOILS INFORMATION: TRACTS 1-4

Code	Soil Description	Soils data provided by USDA and NRCS. Fsa borders provided by the Farm Service Agency as of May 23, 2008.			Acres	Corn	Soybeans
Me	Maumee sand				37	135	28
Mr	Morocco loamy sand				6.5	100	28
Mn	Maumee variant loamy sand				6.2	135	28
Wk	Watseka loamy sand				6.1	115	30
PtA	Plainfield sand, wet substratum, 0 to 3 percent slopes				2.2	90	32
Weighted Average						127	28.3



SOILS INFORMATION: TRACT 5

Code	Soil Description	Soils data provided by USDA and NRCS. Fsa borders provided by the Farm Service Agency as of May 23, 2008.			Acres	Corn	Soybeans
Mr	Morocco loamy sand				55.5	100	28
BeA	Brems sand, 0 to 3 percent slopes				24.9	90	32
Wk	Watseka loamy sand				19.7	115	30
PtA	Plainfield sand, wet substratum, 0 to 3 percent slopes				5	90	32
PIA	Plainfield sand, 0 to 1 percent slopes				1.4	80	28
PIB	Plainfield sand, 1 to 8 percent slopes				0.4	80	28
Weighted Average						99.5	29.5



Take a picture with a QR reader on your smartphone and jump to our website!

FOR COMPLETE
TERMS & CONDITIONS
PLEASE SEE OUR WEBSITE:
www.halderman.com

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