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REAL ESTATE
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AUCTION

February 29 • 6:30 PM

PRIME FARMLAND
2 COUNTRY HOMES

OPEN HOUSES: Sunday, Feb. 5 & Saturday, Feb. 11 • 1:00 - 4:00PM

737.3^{+/-} ACRES **8 TRACTS**

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Harrison Township • Union County

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737.3^{+/-} ACRES **8 TRACTS**

Craig Springmier
Eaton, OH
937.533.7126
craigs@halderman.com

Dave Bonnell
Columbus, IN
812.343.4313
daveb@halderman.com

Michael Bonnell
Greenfield, IN
812.343.6036
michaelb@halderman.com

HALDERMAN
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HLS# CLS-10791
800.424.2324 | www.halderman.com

AUCTION

Wednesday, February 29 • 6:30 PM

Quality Inn

5501 National Rd E (US 40) • Richmond, IN 47374

PRIME FARMLAND
2 COUNTRY HOMES

OPEN HOUSES:

Sunday, February 5 & Saturday, February 11 • 1:00 - 4:00 PM

Harrison Township • Union County

650^{+/-} Tillable • 61^{+/-} Woods • 11.1^{+/-} CRP

737.3^{+/-} ACRES
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Owners:
Herbruck & Huber Farms

PROPERTY INFORMATION:

PROPERTY LOCATION: On the north side of CR 550 N (E Mitchell Rd), between US 27 and CR 200 E (Straightline Pike); north of Liberty, IN.

ZONING: Agricultural

SCHOOL DISTRICT: Union County / College Corner Joint School District

ANNUAL TAXES: \$25,403.32

TRACT DETAILS:

TRACT 1: 50+/- Acres, 49.6+/- Tillable, .1 CRP

TRACT 2: 50+/- Acres, 49+/- Tillable, .7 CRP

TRACT 3: 70+/- Acres, 70+/- Tillable

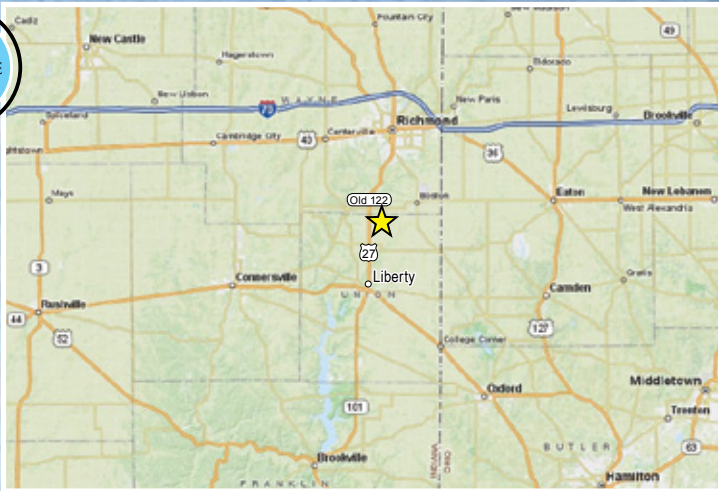
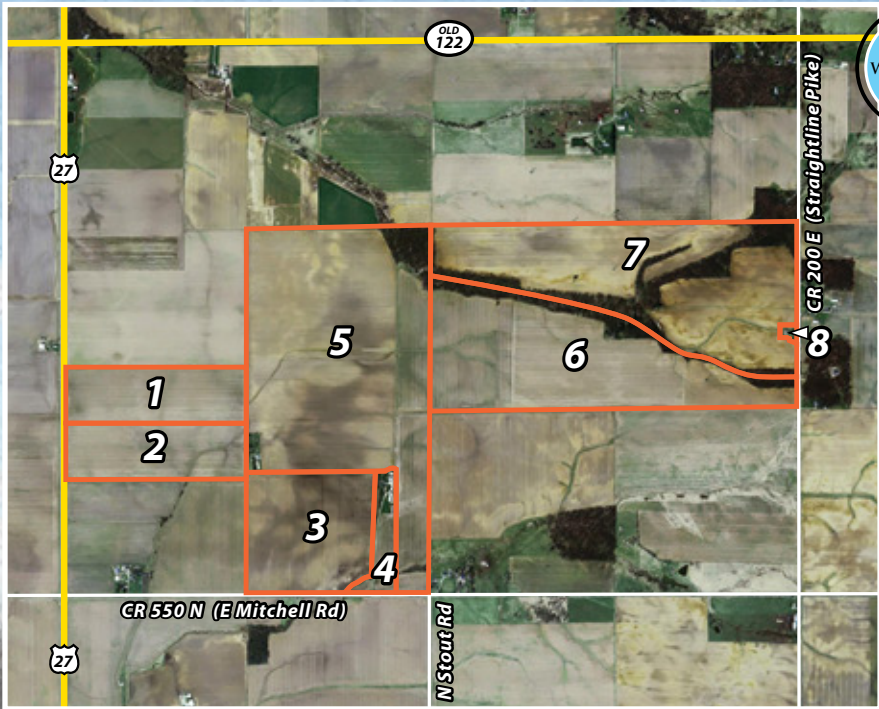
TRACT 4: 16+/- Acres, 8+/- Tillable, 8+/- Acres w/ Home & Bldgs

TRACT 5: 231.3+/- Acres, 213.6+/- Tillable, 10.5+/- Wooded, 4.2 CRP, 3+/- Acres w/ Bldg

TRACT 6: 150+/- Acres, 125.2+/- Tillable, 19.2+/- Wooded, 5.5 CRP

TRACT 7: 168+/- Acres, 135.5+/- Tillable, 31.68+/- Wooded, .6 CRP

TRACT 8: 2+/- Acres w/ Home



FSA DATA:

Corn Base: 401.4 Acres • DP & CC Yield: 128 bu/ac
Soybean Base: 182.4 Acres • DP & CC Yield: 40 bu/ac
Wheat Base: 46.8 Acres • DP & CC Yield: 47 bu/ac



Home on Tract 4:

2,500 sq ft, 2-Story Brick Home,
3 Bedrooms, 1.5 Baths, Encloused
Porch, 2-Car Detached Garage



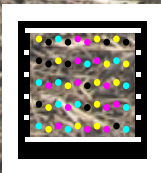
Home on Tract 8:

1,368 sq ft, 1-Story Home,
3 Bedrooms, 1 Bath,
Partial Basement

Outbuildings on Tract 4: 5,200 sq ft Post & Metal Barn, 1,862 sq ft Loft Barn, Small Shed, 1 Farrowing House, 1 Pig Nursery, and a Grain System with 4 Steel Bins, 1 Wet-Holding Bin, Grain Dryer, and Dump Pit. Outbuildings on Tract 5: Old Barn & Hog Building



Online Bidding is Available
at www.halderman.com

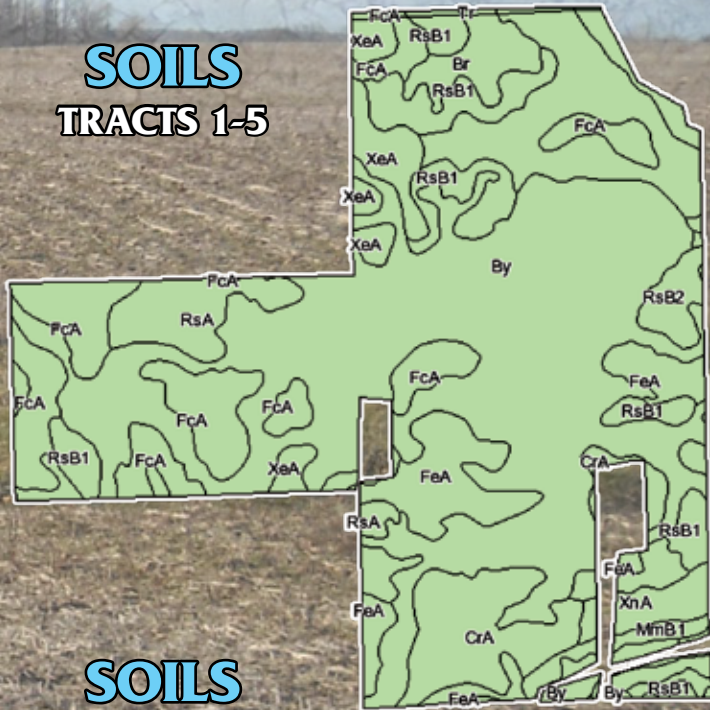


Take a picture with
a QR reader on your
smartphone and jump
to our website!

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
By	Brookston silty clay loam		174.8	185	53
RsA	Russell silt loam, 0 to 2 percent slopes		46	155	54
FcA	Fincastle silt loam, 0 to 2 percent slopes		43.5	165	54
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded		28.4	155	54
FeA	Fincastle and Crosby silt loams, 0 to 2 percent slopes		26.1	153	50
CrA	Crosby silt loam, 0 to 2 percent slopes		23.1	140	46
XeA	Xenia silt loam, 0 to 2 percent slopes		13.9	155	54
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded		9	149	52
Br	Brookston silt loam		8.6	185	53
MmB1	Miami silt loam, 2 to 6 percent slopes, slightly eroded		6.1	145	51
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes		5.9	143	50
Co	Cope silt loam		1.7	185	53
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded		0.7	150	53
XeB2	Xenia silt loam, 1 to 5 percent slopes, eroded		0.3	150	53
Es	Eel silt loam		0.3	120	42
Tr	Treaty silty clay loam		0.2	185	53
FcA	Fincastle silt loam, 0 to 2 percent slopes		0.2	165	54
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded		0.1	140	49
Weighted Average			168.9	152.5	51.6

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
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded		78.2	155	54
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded		32.1	149	52
RIC3	Russell soils, 6 to 12 percent slopes, severely eroded		28.2	135	47
Co	Cope silt loam		21.3	185	53
XeA	Xenia silt loam, 0 to 2 percent slopes		15	155	54
RsA	Russell silt loam, 0 to 2 percent slopes		15	155	54
FcA	Fincastle silt loam, 0 to 2 percent slopes		13.6	165	54
FeA	Fincastle and Crosby silt loams, 0 to 2 percent slopes		12.1	153	50
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded		9.7	120	42
Es	Eel silt loam		8.1	120	42
RtB3	Russell soils, 2 to 6 percent slopes, severely eroded		8.1	145	51
By	Brookston silty clay loam		4.6	185	53
RsC1	Russell silt loam, 6 to 12 percent slopes, slightly eroded		0.4	145	51
RsD1	Russell silt loam, 12 to 18 percent slopes, slightly eroded		0.1	130	46
Weighted Average			152.5	152.5	51.6

SOILS
TRACTS 1-5



SOILS
TRACTS 6-7

