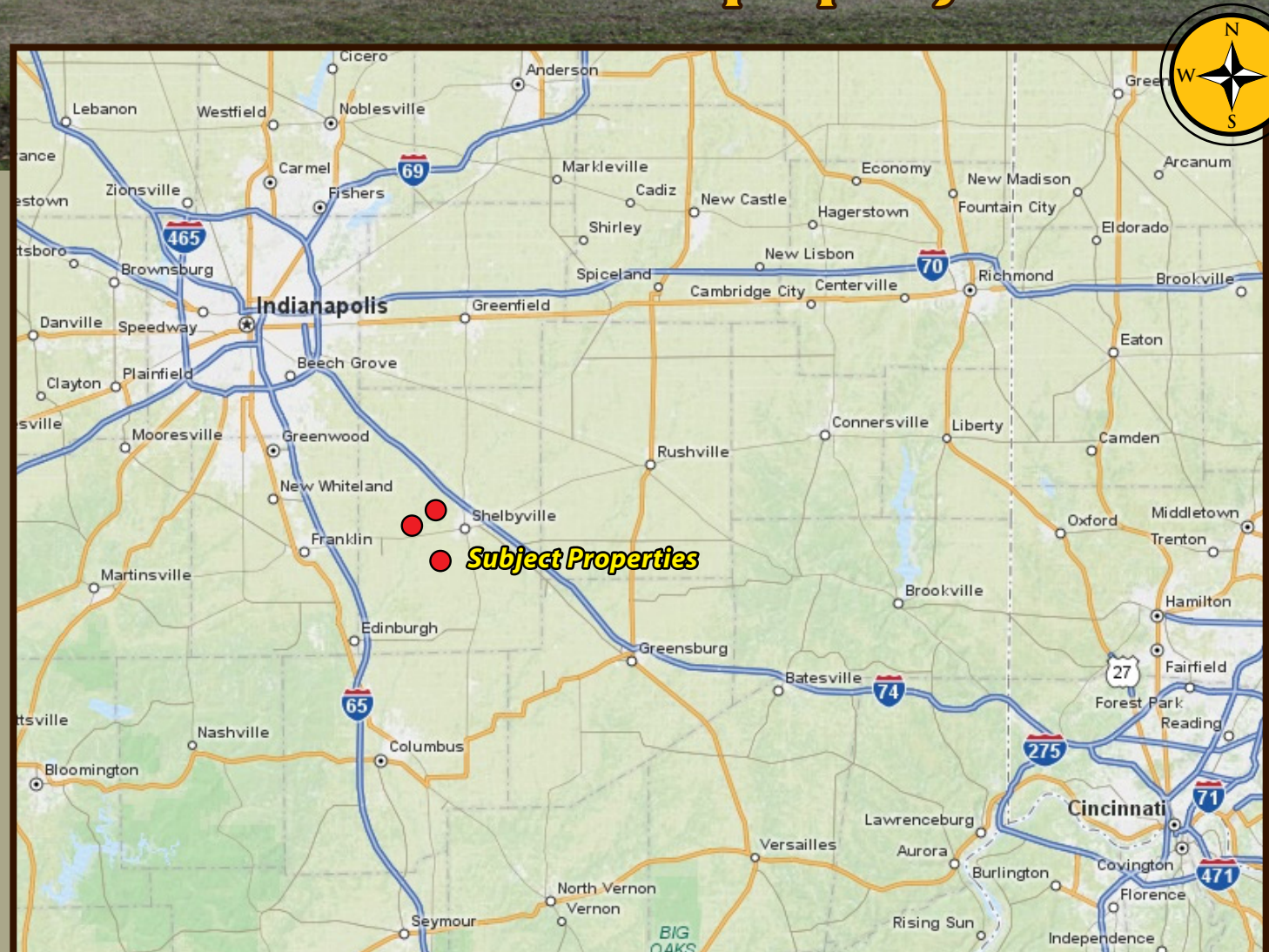


TUESDAY, JANUARY 31 • 6:30 PM

Occasions Banquet Hall

415 E Hendricks St • Shelbyville, IN 46176

**The auction will begin with
the 264[±] Acre property.**



**For Complete Terms & Conditions,
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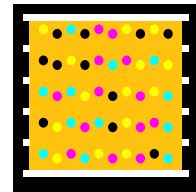
AUCTIONEER:
CHAD METZGER
IN Auct. Lic. #AU10200057



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2 AUCTIONS Tuesday, January 31

**264[±] ACRES
&
61[±] ACRES**

EXCELLENT CROPLAND

2 AUCTIONS

Shelby County, IN

EXCELLENT CROPLAND

**264[±] ACRES • 4 TRACTS
61[±] ACRES • 2 TRACTS**

DAVE BONNELL
812-343-4313
daveb@halderman.com

MICHAEL BONNELL
812-343-6036
michaelb@halderman.com

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2 AUCTIONS

Tuesday, January 31

Shelby County, IN

**EXCELLENT
CROPLAND**

**264[±] ACRES • 4 TRACTS
61[±] ACRES • 2 TRACTS**



DAVE BONNELL
Columbus, IN
812-343-4313
daveb@halderman.com

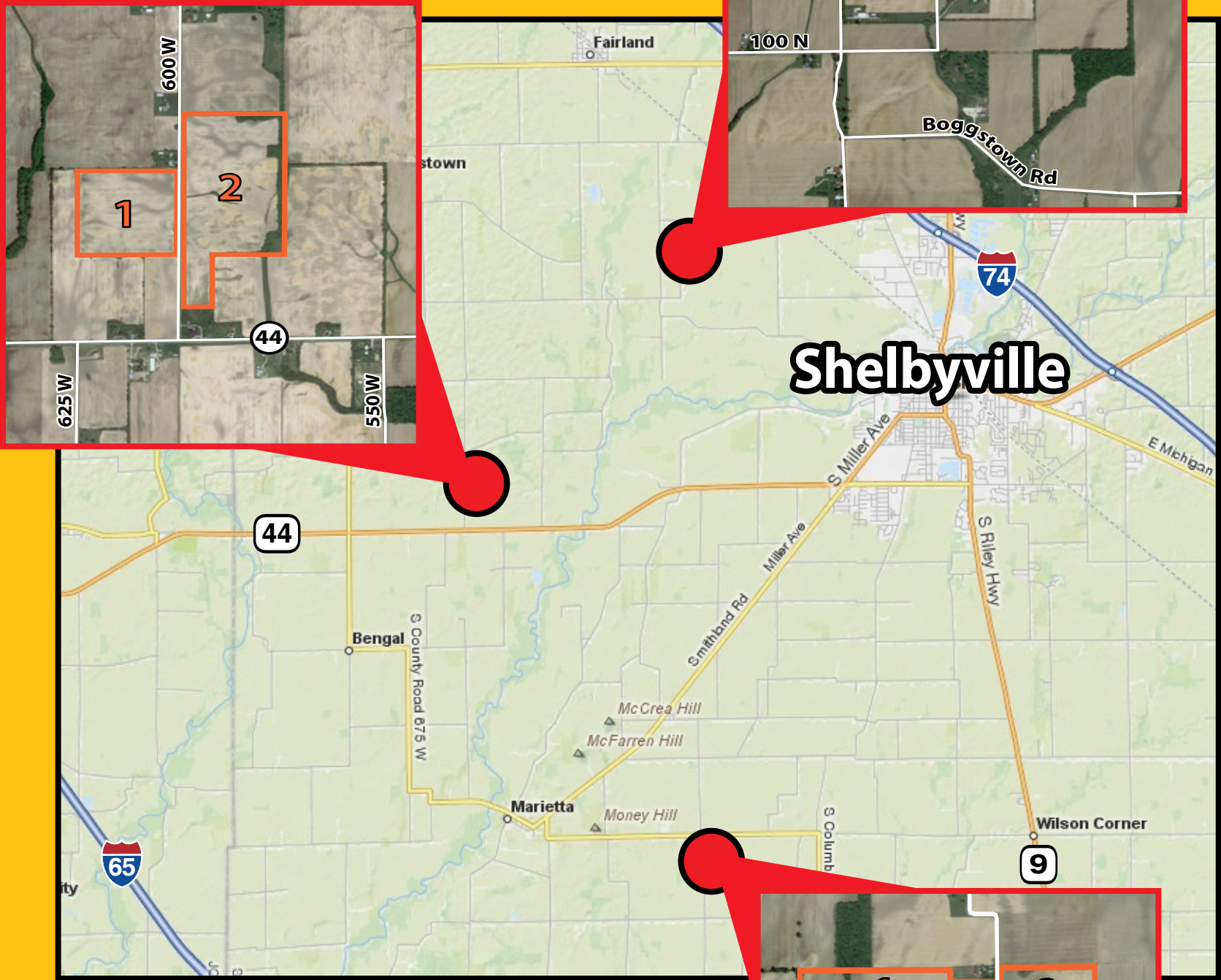


MICHAEL BONNELL
Greenfield, IN
812-343-6036
michaelb@halderman.com

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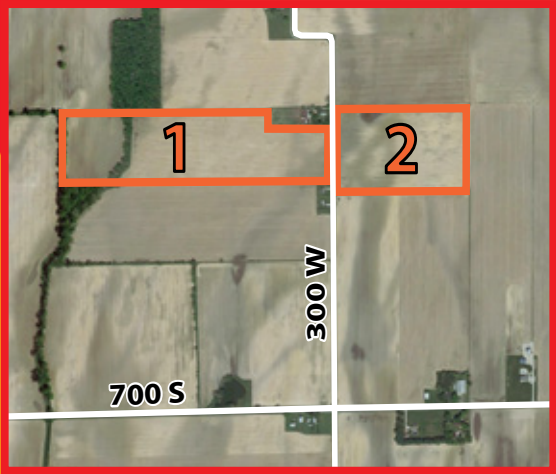
264+/- ACRE PROPERTY (Cochran Trust)

- Tract 1: 40.41+/- Acres, 39.77+/- Tillable
- Tract 2: 72.33+/- Acres, 67.93+/- Tillable
- Tract 3: 44+/- Acres, 42.43+/- Tillable, Pole Shed
- Tract 4: 107.99+/- Acres, 101.94+/- Tillable



61+/- ACRE PROPERTY (Emrich Family Trust)

- Tract 1: 38+/- Acres, 36.32+/- Tillable
- Tract 2: 23+/- Acres, All Tillable



264+/- ACRES • 4 TRACTS

Owners: Indiana Bank & Trust,
Trustee - Cochran Trust
Don Paris, Trustee - Cochran Income Only Trust

LOCATION: Tracts 1 & 2 - Hendricks Twp; On both sides of CR 600 W, .5 mi north of SR 44.

Tracts: 3 & 4 - Brandywine & Addison Twps; On both sides of CR 325 W, .5 mi north of CR 100 N.

TOPOGRAPHY: Level

ZONING: Agricultural

SCHOOLS: Shelbyville Central Schools

TAXES: \$3,719.52

FSA DATA:

Corn Base: 125.2 Acres

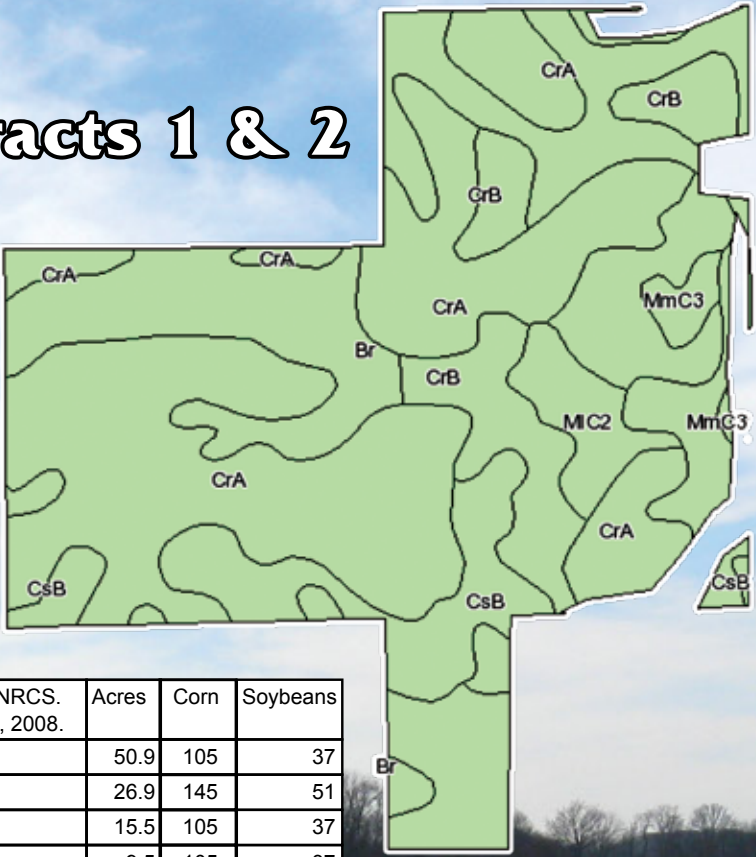
DP Yield: 105 bu/ac CC Yield: 120 bu/ac

Soybean Base: 122.8 Acres

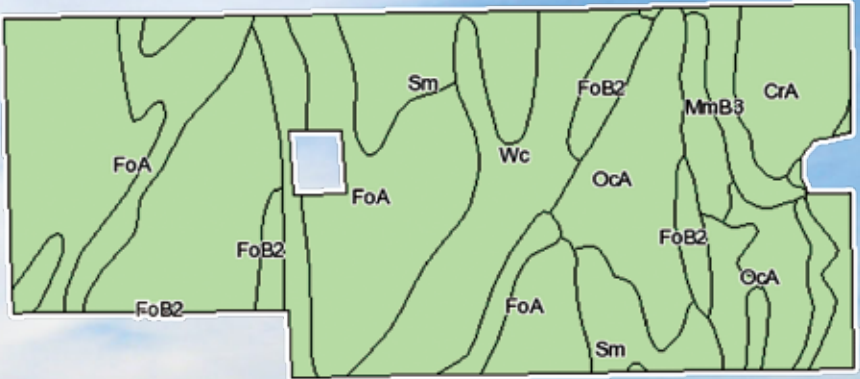
DP Yield: 34 bu/ac CC Yield: 41 bu/ac

Code	Soil Description	Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Fsa borders provided by the Farm Service Agency as of May 23, 2008.					
CrA	Crosby silt loam, 0 to 2 percent slopes		50.9	105	37
Br	Brookston silty clay loam		26.9	145	51
CrB	Crosby silt loam, 2 to 4 percent slopes		15.5	105	37
CsB	Crosby-Miami silt loams, 0 to 6 percent slopes		9.5	105	37
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded		3.7	95	33
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded		1.4	90	32
Weighted Average			114.5	40.3	

Tracts 1 & 2



Tracts 3 & 4



Code	Soil Description	Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Fsa borders provided by the Farm Service Agency as of May 23, 2008.					
FoA	Fox loam, 0 to 2 percent slopes		55.5	90	32
Wc	Westland clay loam		27.7	140	49
FoB2	Fox loam, 2 to 6 percent slopes, eroded		18.2	85	30
Sm	Sleeth loam		17.7	120	42
OcA	Ockley loam, 0 to 2 percent slopes		17.4	110	39
CrA	Crosby silt loam, 0 to 2 percent slopes		8.6	105	37
MmB3	Miami clay loam, 2 to 6 percent slopes, severely eroded		3.6	100	35
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded		0.3	90	32
Weighted Average			105.8	37.3	

61+/- ACRES • 2 TRACTS

Tracts 1 & 2



LOCATION: Washington Twp; South of Shelbyville on CR 300 W approximately .5 mi north of CR 700 S.

TOPOGRAPHY: Level

ZONING: Agricultural

SCHOOLS: Shelbyville Central Schools

TAXES: \$1,011.76

Owner: Indiana Bank & Trust, Trustee - Emrich Family Trust

Code	Soil Description	Soils data provided by USDA and NRCS.	Acres	Winter wheat	Soybeans
Fsa borders provided by the Farm Service Agency as of May 23, 2008.					
Sm	Sleeth loam		35.1	42	48
Wc	Westland clay loam		23.3	49	56
Weighted Average			128	44.8	51.2

FSA DATA:

Corn Base: 27.8 Acres

DP & CC Yield: 113 bu/ac

Soybean Base: 30.6 Acres

DP & CC Yield: 34 bu/ac