

AUCTION

February 7TH • 6:30 PM EST

Timbergate Clubhouse

151 St. Andrews Ave. • Edinburgh, IN 46124

**JACKSON TOWNSHIP
SHELBY COUNTY**



94^{+/-} Acres • 3 Tracts
84^{+/-} Tillable • 8^{+/-} Wooded
Home & Outbuildings

**PRODUCTIVE
CROPLAND**



Dave Bonnell

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Michael Bonnell

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Owner: Anchor Farm, LLC

PLACE BID

Online Bidding is Available

HALDERMAN
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AUCTION

94^{+/-} Acres • 3 Tracts
Cropland • Woods
Home & Outbuildings

FEBRUARY 7 • 6:30 PM

PROPERTY INFO

TOPOGRAPHY: Level - Gently Rolling
ZONING: Agricultural
SCHOOLS: Southwestern Consolidated
School District
ANNUAL TAXES: \$2,192.50

PROPERTY LOCATION: 3 miles north of
SR 252, on the east side of CR 500 W.



TRACT 1: 25.56^{+/-} Acres, 20^{+/-} Tillable,
50' Owned Access
TRACT 2: 48.53^{+/-} Acres, 44.7^{+/-} Tillable
TRACT 3: 20.46^{+/-} Acres, 19.4^{+/-} Tillable
• 2-Story Home
• 30' x 40' Garage with concrete floor
• 27' x 45' Pole Shed with 2 Overhead Doors
• 24' x 32' Open-Front Shed

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.				
CrA	Crosby silt loam, 0 to 2 percent slopes	53.8	105	37
Br	Brookston silty clay loam	15.3	145	51
MB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.1	105	37
CrB	Crosby silt loam, 2 to 4 percent slopes	3.8	105	37
We	Westland and Brookston loams, overwash	3.3	143	50
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.8	90	32
MIC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.1	95	33
Sh	Shoals silt loam	0.1	130	46
Weighted Average			112.9	39.8

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