

# AUCTION

**Monday, December 12 • 6:30 PM**

Roann Community Building  
105 Chippewa Street • Roann, IN 46974

## PRODUCTIVE FARMLAND

**PAW PAW TOWNSHIP  
WABASH COUNTY**

**90+/- Total Acres**

**86.6+/- Tillable • 1.3+/- Woods**

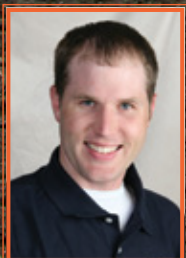


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**PLACE BID**

Online Bidding  
is Available

**Owner: Peter Van Buskirk Trust**

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PRODUCTIVE  
FARMLAND

90+/- Total Acres

PAW PAW TWP • WABASH CO

PROPERTY INFO

PROPERTY LOCATION: East of Roann on CR 600 W, approximately .5 mile south of St Rd 16.

TOPOGRAPHY:  
Gently Rolling

ZONING:  
Agricultural

SCHOOLS:  
MSD of Wabash County  
Metro North Elementary  
Sharp Creek Elementary  
Northfield Jr./Sr. High School

ANNUAL TAXES:  
\$1,019.74

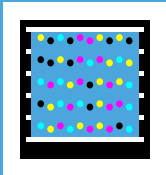


SOILS INFO



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

| Code             | Soil Description<br><small>Fsa borders provided by the Farm Service Agency as of May 23, 2008.<br/>Soils data provided by USDA and NRCS.</small> | Acres | Corn  | Soybeans |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|----------|
| GnB2             | Glynwood silt loam, 4 to 7 percent slopes, eroded                                                                                                | 32    | 90    | 32       |
| HaA              | Haskins loam, 0 to 3 percent slopes                                                                                                              | 23.7  | 125   | 44       |
| Pw               | Pewamo silty clay loam                                                                                                                           | 13.5  | 130   | 46       |
| Wh               | Washtenaw silt loam                                                                                                                              | 4.1   | 130   | 46       |
| GoC3             | Glynwood clay loam, 5 to 12 percent slopes, severely eroded                                                                                      | 4     | 70    | 25       |
| BaA              | Blount silt loam, 0 to 2 percent slopes                                                                                                          | 3.5   | 105   | 37       |
| Wc               | Walkill silt loam                                                                                                                                | 2.4   | 140   | 49       |
| MxD3             | Morley clay loam, 12 to 25 percent slopes, severely eroded                                                                                       | 1.5   | 18    | 9        |
| So               | Sloan silty clay loam, frequently flooded                                                                                                        | 1.2   | 140   | 49       |
| MhC2             | Miami silt loam, 6 to 12 percent slopes, eroded                                                                                                  | 0.7   | 95    | 33       |
| Weighted Average |                                                                                                                                                  |       | 108.1 | 38.3     |



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