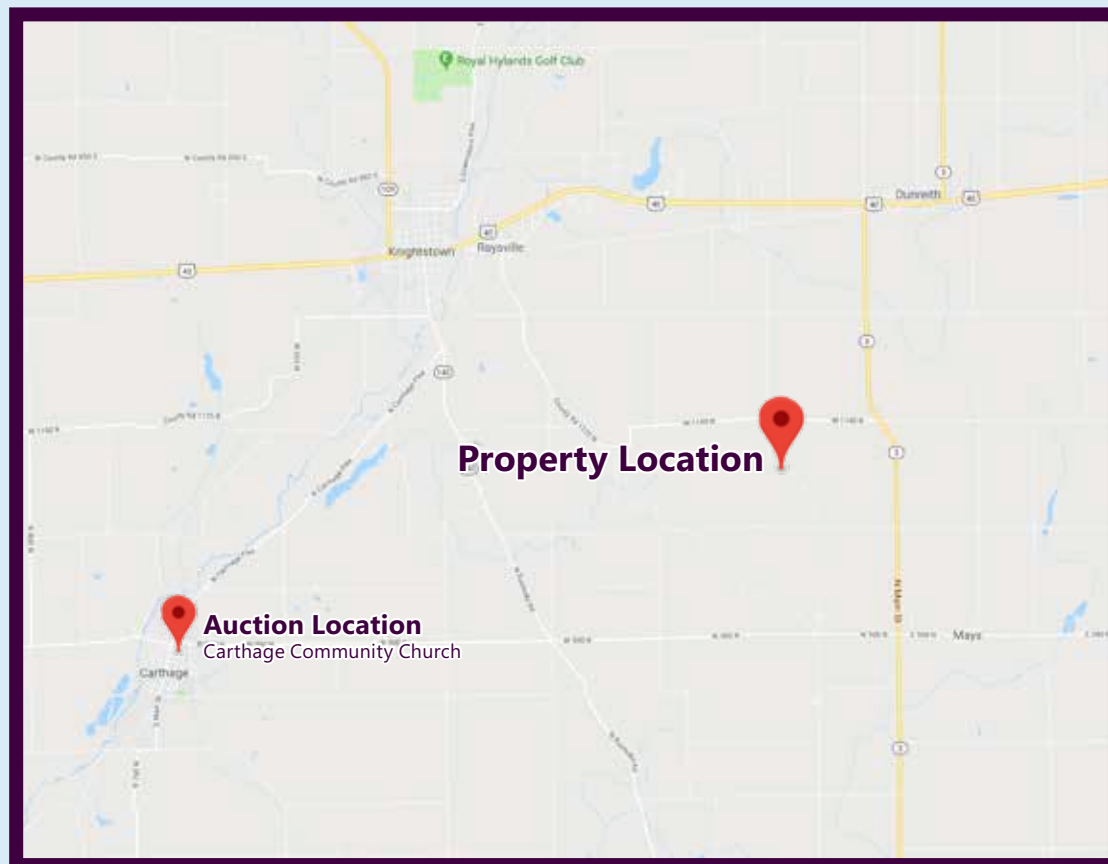


Auction

January 15th - 6:30 P.M.
Carthage Community Church

**37[±] Acres with
600 Sow Farrow to Wean Unit, House,
Grain Storage & Cropland**



Auction

January 15th - 6:30 P.M.
Carthage Community Church - 511 E 2nd St, Carthage IN 46115

**37[±] Acres with
600 Sow Farrow to
Wean Unit, House, Grain
Storage & Cropland**



Dave Bonnell
Columbus, IN
812.343.4313
daveb@halderman.com



Michael Bonnell
Shelbyville, IN
812.343.6036
michaelb@halderman.com



Rusty Harmeyer
Richmond, IN
765.570.8118
rustyh@halderman.com



Owner: Dallas Foster
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# PDB-12156 (19)

800.424.2324 | halderman.com

PLACE BID

Online Bidding
Available

Terms & Conditions available
at halderman.com.



Property Information

Soil Information

Location
Northwest of Rushville and south of Knightstown.
10426 North 50 West, Knightstown, IN 46148

Zoning
Agricultural

Topography
Level

School District
Rush County Schools

Annual Taxes
\$5,388

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Tr	Treaty silty clay loam, 0 to 1 percent slopes	20.76	173	51
CrA	Crosby silt loam, 0 to 2 percent slopes	7.03	138	46
MuC3	Miamian clay loam, 6 to 12 percent slopes, severely eroded	5.65	100	35
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	0.98	135	47
Pn	Patton silty clay loam, 0 to 2 percent slopes	0.40	172	50
Weighted Average		153	172	47.3

Total: 37± Acres

26.52± Tillable
10.48± Home Site



Building Descriptions

40' x 140' Gestation Barn
with 260 crates, slats over 8' pit. SS feed & water troughs, cool cell evaporators, curtain & tunnel ventilation with Airstream controller.

Farrowing Barn
with two 32 crate rooms & work office. 4' pit, BSM crates, tri-bar floor, automatic heat mats, feed delivery & water.

2nd Gestation Barn
with 260 crates & slats over 8' pit. SS feed & water troughs, cool cell evaporators, curtain & tunnel ventilation with Airstream controller.

30' x 80' Isolation Barn
with 46 stalls & concrete slats over 2' pit.

Farrowing Barn
with 2 rooms of 20 and 12 crates. 2' pit, BSM crates, tri-bar flooring, automatic heat mats, feed delivery & water.

Grain Bins
5,000 & 6,000 bushel with aeration floors, 11,000 bushel bin.

20' x 30' Feed Shed
with 18' sidewalls & drive-thru.

30' x 36' Livestock barn
with concrete floor.

100-KW Stand-By Generator

2,878 Square Foot, 2-Story House
4 Bedrooms, 3 Bathrooms
with enclosed front porch, gas fireplace, 2 car detached garage & partial basement.

House has LP gas heat,
2 wells (4"-42' & 6'-88') & septic.

