

Scott Twp - Montgomery County
Monroe Twp - Putnam County

Auction

March 19th • 6:30 p.m.
New Hope Christian Church, Crawfordsville

Investment Grade Farmland

Large Contiguous Acreage, High Percent Tillable - Country Residence - Recreation

649^{+/-} ACRES
9 TRACTS

Tract Breakdown
649.15^{+/-} Total Acres

578.35^{+/-} Tillable
35.39^{+/-} Wooded
12.29^{+/-} CRP
19.57^{+/-} Non-Tillable
2^{+/-} Home
1.55^{+/-} Other

PLACE BID

Online Bidding
Available



Gary Bohlander
Darlington, IN
765.794.0221
garyb@halderman.com

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Monroe Twp - Putnam County

Auction

March 19th • 6:30 p.m.

New Hope Christian Church
2746 S US 231, Crawfordsville, IN 47933

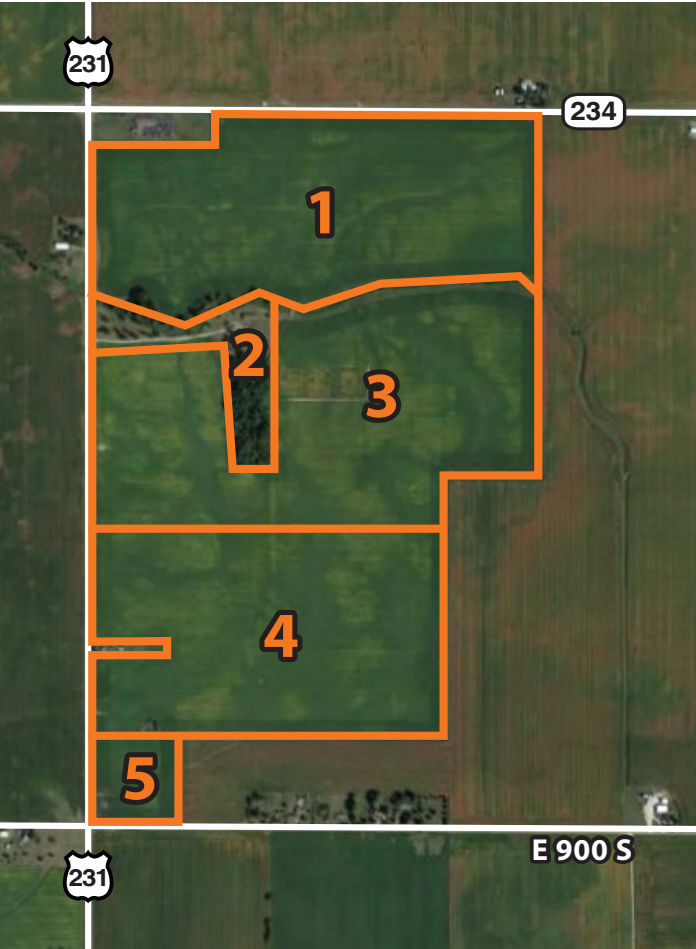
649^{+/-} ACRES
9 TRACTS

Investment Grade Farmland
Large Contiguous Acreage, High Percent Tillable
Country Residence - Recreation



Owner: R&E Herr Enterprises, Inc.
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# GDB-12309 (19)

800.424.2324 | halderman.com



Tract Information

- Tract 1 - 100+/- Acres**
94+/- Tillable
2.02+/- CRP
3.98+/- Non-Tillable

Tract 2 - 15+/- Acres
2+/- Home
9+/- Wooded
4+/- Non-Tillable

Tract 3 - 100+/- Acres
96.74+/- Tillable
1.63+/- CRP
1.63+/- Non-Tillable

Tract 4 - 99.28+/- Acres
96.83+/- Tillable
2.45+/- Non-Tillable

Tract 5 - 10+/- Acres
9.39+/- Tillable
0.61+/- Non-Tillable
- Tract 6 - 88.72+/- Acres**
79.25+/- Tillable
1.39+/- Wooded
6.36+/- CRP
1.72+/- Non-Tillable

Tract 7 - 82.45+/- Acres
80.34+/- Tillable
2.11+/- Non-Tillable

Tract 8 - 125.5+/- Acres
118.81+/- Tillable
2.28+/- CRP
2.86+/- Non-Tillable
1.55+/- Other

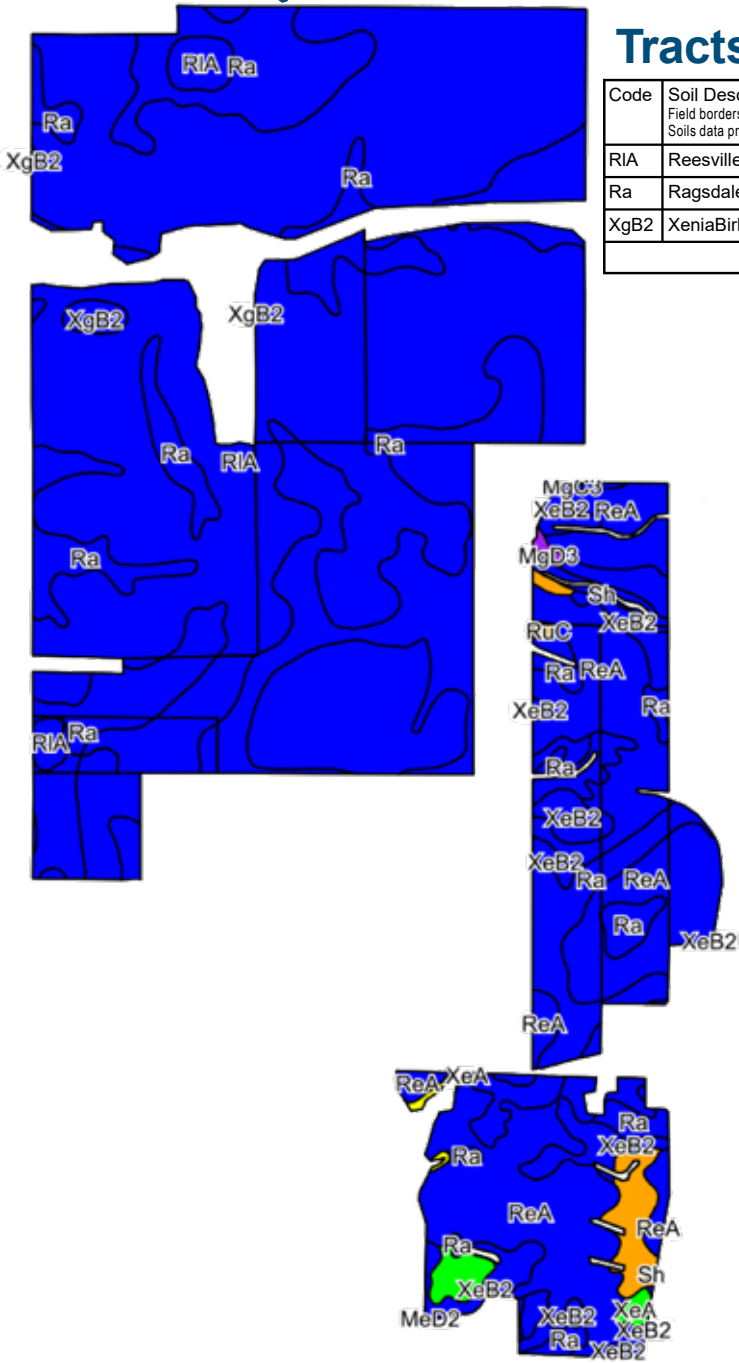
Tract 9 - 28.2+/- Acres
2.99+/- Tillable
25+/- Wooded
0.21+/- Non-Tillable



Open Houses held at Tract 2
February 28th 4:30 - 6 p.m.
March 2nd 2:30 - 4 p.m.

Tract 2 - Dwelling: 2,228 square feet; Detached Garage: 27' x 32'; Pole Barn: 36' x 72'

Soil Information



Tracts 1-5

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
RIA	Reesville silt loam, 0 to 2 percent slopes	215.33	161	53
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	82.84	187	54
XgB2	XeniaBirkbeck silt loams, 2 to 6 percent slopes, eroded	1.53	147	52
Weighted Average		168.1	53.3	



Property Information

- Tracts 1-5**
Montgomery County

LOCATION
2 miles southeast of New Market at the SE corner of US 231 & SR 234
8450 S US Hwy 231
Crawfordsville, IN 47933

ZONING
Agricultural

TOPOGRAPHY
Level

SCHOOL DISTRICT
South Montgomery Community School Corp

ANNUAL TAXES
\$11,290.12

DITCH ASSESSMENT
\$186.46
- Tracts 6-9**
Putnam County

LOCATION
West side of Bainbridge on both sides of SR 36

ZONING
Agricultural

TOPOGRAPHY
Level to Gently Rolling

SCHOOL DISTRICT
North Putnam Community School Corp

ANNUAL TAXES
\$7,507.80

Tracts 6-9

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
ReA	Reesville silt loam, 0 to 2 percent slopes	159.43	161	53
Ra	Ragsdale silt loam, 0 to 2 percent slopes	57.06	185	56
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	42.87	152	53
RuC	Russell silt loam, 6 to 12 percent slopes	11.69	145	51
XeA	Xenia silt loam, 0 to 2 percent slopes	7.23	154	54
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.82	125	43
MeD2	Miami silt loam, 12 to 18 percent slopes, eroded	1.22	116	40
MgD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	1.08	110	39
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.20	121	41
Weighted Average		162.7	53.3	

Full Terms & Conditions
Available at halderman.com.

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277
HRES IN Lic. #AC69200019