

Noble County
Orange & Wayne Township

Auction

September 10th • 6:30 p.m.

South Milford Fire Station - 7995 East 750 South, Wolcottville, IN 46786

92^{+/-} Acres

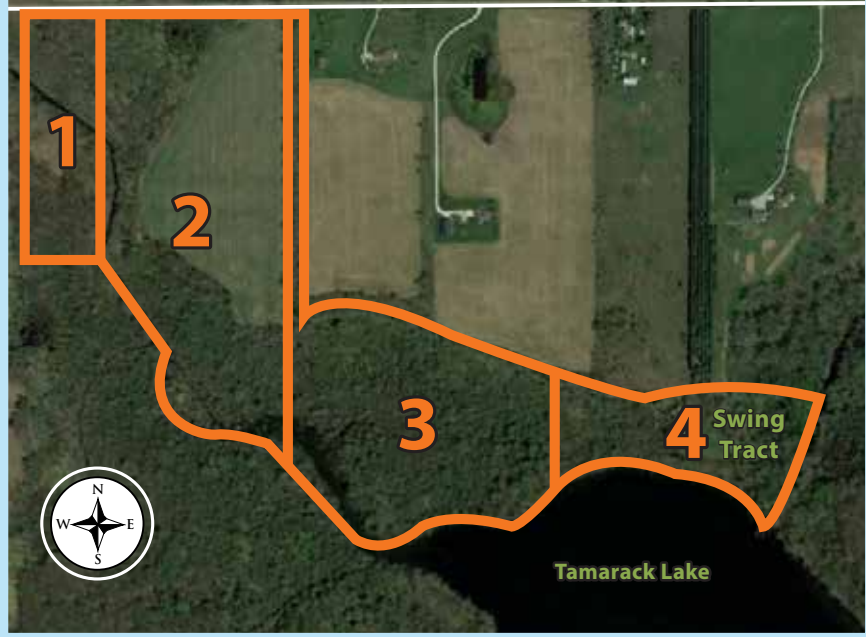
75^{+/-} Wooded, 17^{+/-} Tillable

4 Tracts

Lake Frontage, Woods, Recreational Productive Cropland

Includes 18'x23' cabin with 12'x18' addition,
16.5'x20' shed and potential building sites

E 1200 N



Property Information

LOCATION: Along 1200 N close to the intersection
of 550 E, on the north side of Tamarack Lake
6096 E 1200 N, Wolcottville, IN 46795

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling to Rolling

SCHOOL DISTRICT: East Noble

ANNUAL TAXES: \$1,303.20

Open House:
August 3rd

10 a.m. - noon

Call to setup private tour.

Visit halderman.com to view more photos and drone footage.



Neal Wolhuter
Kendalville, IN
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nealw@halderman.com



Jon Rosen
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jonr@halderman.com



Owner: Petersen Farm

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# NDW-12371 (19)

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REAL ESTATE & FARM MANAGEMENT

P O Box 297

Wabash, IN 46992

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Tract Breakdown

Tract 1: 12^{+/-} Acres - All Wooded

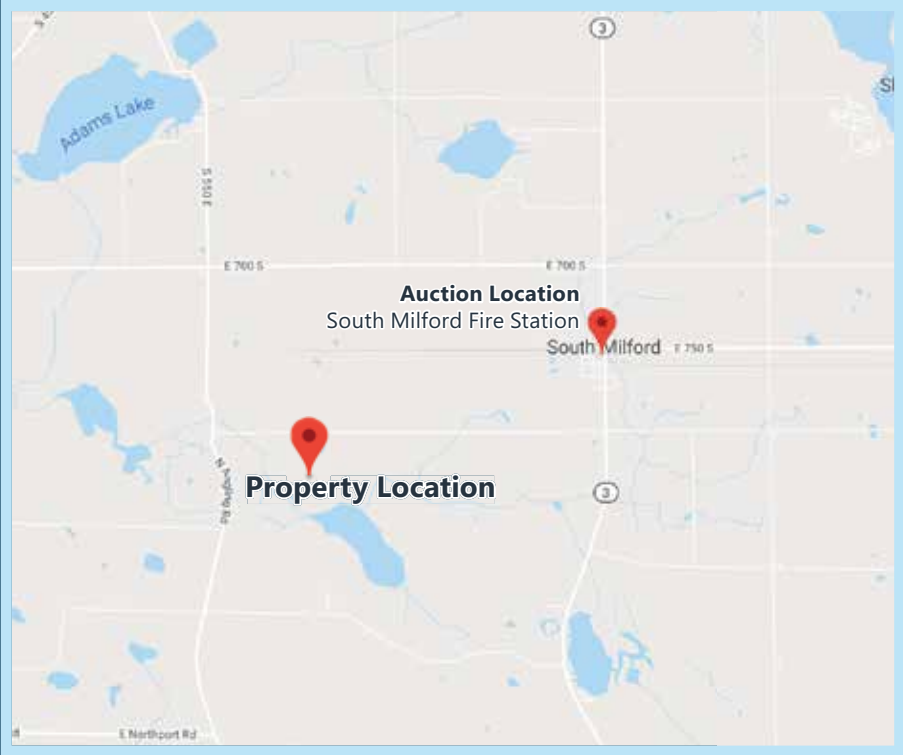
Tract 2: 36^{+/-} Acres
17^{+/-} Tillable, 19^{+/-} Wooded

Tract 3: 29^{+/-} Acres - All Wooded
Includes 910 feet of lake frontage
and 40' of owned access.

Tract 4: 15^{+/-} Acres - All Wooded
with Cabin
Includes 1500 feet of lake frontage.
Swing Tract

Tract 4 is being offered as a swing tract. This tract has no road frontage and lacks access from a public road. Thus, it may only be purchased by an adjoining landowner or the purchaser of an adjoining tract.

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Soil Information

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
RsB	Riddles sandy loam, 2 to 6 percent slopes	8.39	140	49
RsA	Riddles sandy loam, 0 to 2 percent slopes	4.60	126	44
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.41	121	41
MgD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	0.14	110	39
Hm	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.06		
Weighted Average			131.5	45.7

Terms & Conditions available
at halderman.com.

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

PLACE BID

Online Bidding Available