All Ctlong Waltz Twp - Wabash County All Ctlong Waltz Twp - Wabash County

September 16th • 6:30 p.m.

Knights of Columbus - 595 S Huntington St, Wabash, IN 46992

80+/- Acres | 2 Tracts

80.0^{+/-} Total Acres 66.83^{+/-} Tillable, 10^{+/-} Wooded, 2.75^{+/-} Home, 0.42^{+/-} Non-Tillable

Tract 1: 77.25^{+/-} Acres 66.83^{+/-} Tillable, 10^{+/-} Wooded, 0.42^{+/-} Non-Tillable

Tract 2: 2.75^{+/-} Acres - All Home



Excellent Farmland, Rural Residence and Woods



Tract 2 includes Two-Story Rural Residence with 3 bedrooms, 2 bathrooms, updated kitchen, 2 car attached garage and 36' x 80' barn with concrete floor.

Open Houses:
August 27th & September 3rd
5 - 7 p.m.

6609 S. 300 W., Wabash, IN 46992

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Waltz Twp - Wabash County

Auction

80+/- Acres | 2 Tracts

September 16th • 6:30 p.m. • Knights of Columbus

Excellent Farmland, Rural Residence and Woods

Property Information

LOCATION

5 miles South of Wabash 6609 S. 300 W., Wabash, IN 46992

ZONING

Agricultural

TOPOGRAPHY

Level

SCHOOL DISTRICT

MSD of Wabash County

ANNUAL TAXES

\$1,681

DITCH ASSESSMENT

\$55.12



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

Online Bidding
Available

Terms & Conditions available at halderman.com.













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
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	46.33	168	54
Су	Cyclone silt loam, 0 to 2 percent slopes	20.50	185	65
Weighted Average			173.2	57.4