

Hamilton County
Adams Township

Auction

September 19th • 6:30 p.m.

Hamilton County 4-H Fairgrounds Exhibition Center
2003 Pleasant Street, Noblesville, IN 46060

704^{+/-}
Acres
15 TRACTS

Large & Small Tracts

Productive Farmland & Woods | Potential Building Sites



Sam Clark
Noblesville, IN
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Jaret Wicker
Carmel, IN
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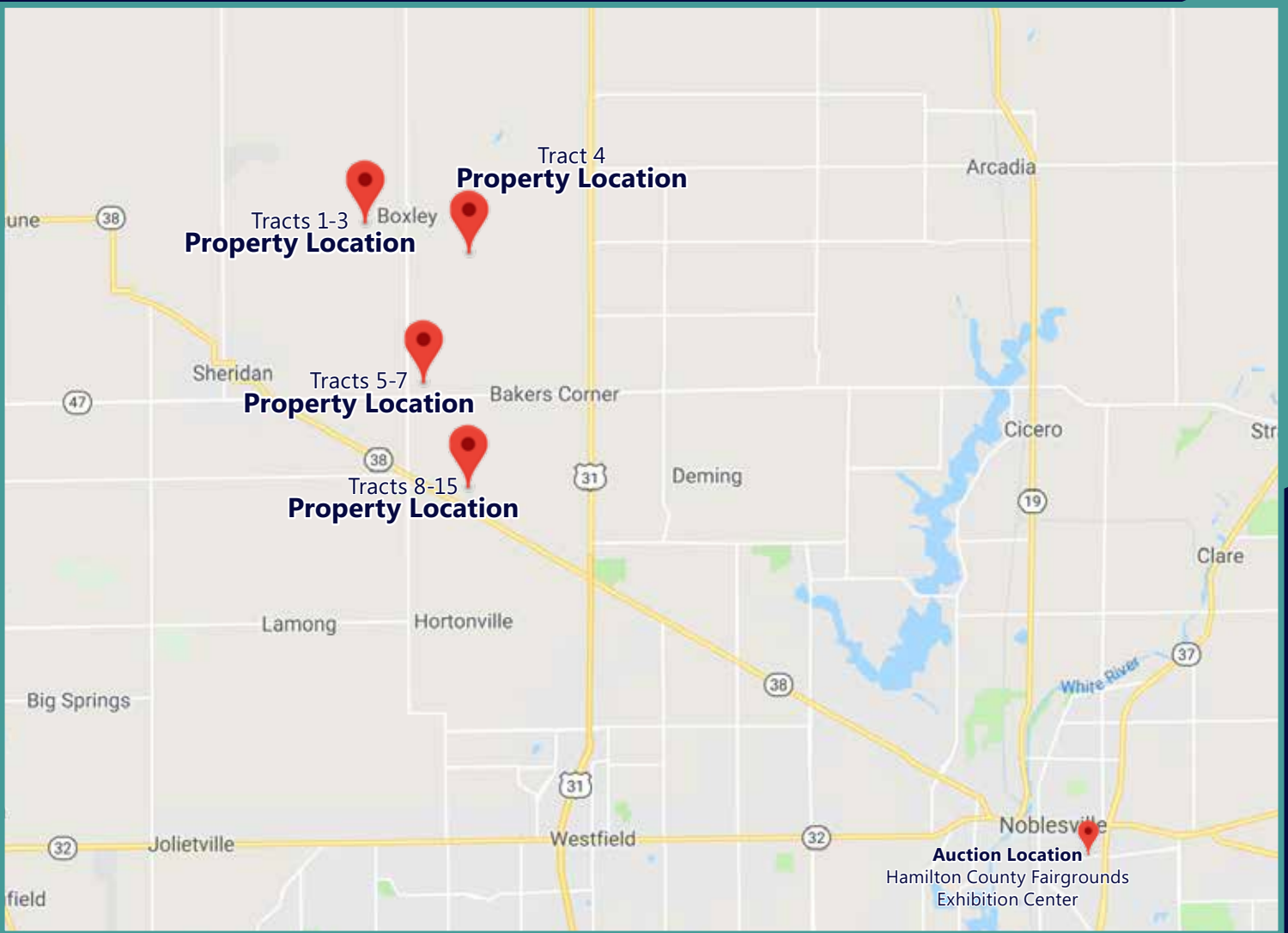
Halderman-Harmeyer
Real Estate Services

Owner: M&E McMahon LLC
HLS# SFC-12378 (19)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324
halderman.com



Property Information

LOCATION

Northeast and Southeast of Sheridan

ANNUAL TAXES

\$23,829.28*

ZONING

Agricultural

DITCH ASSESSMENT

\$2,201.32*

TOPOGRAPHY

Level to Gently Rolling

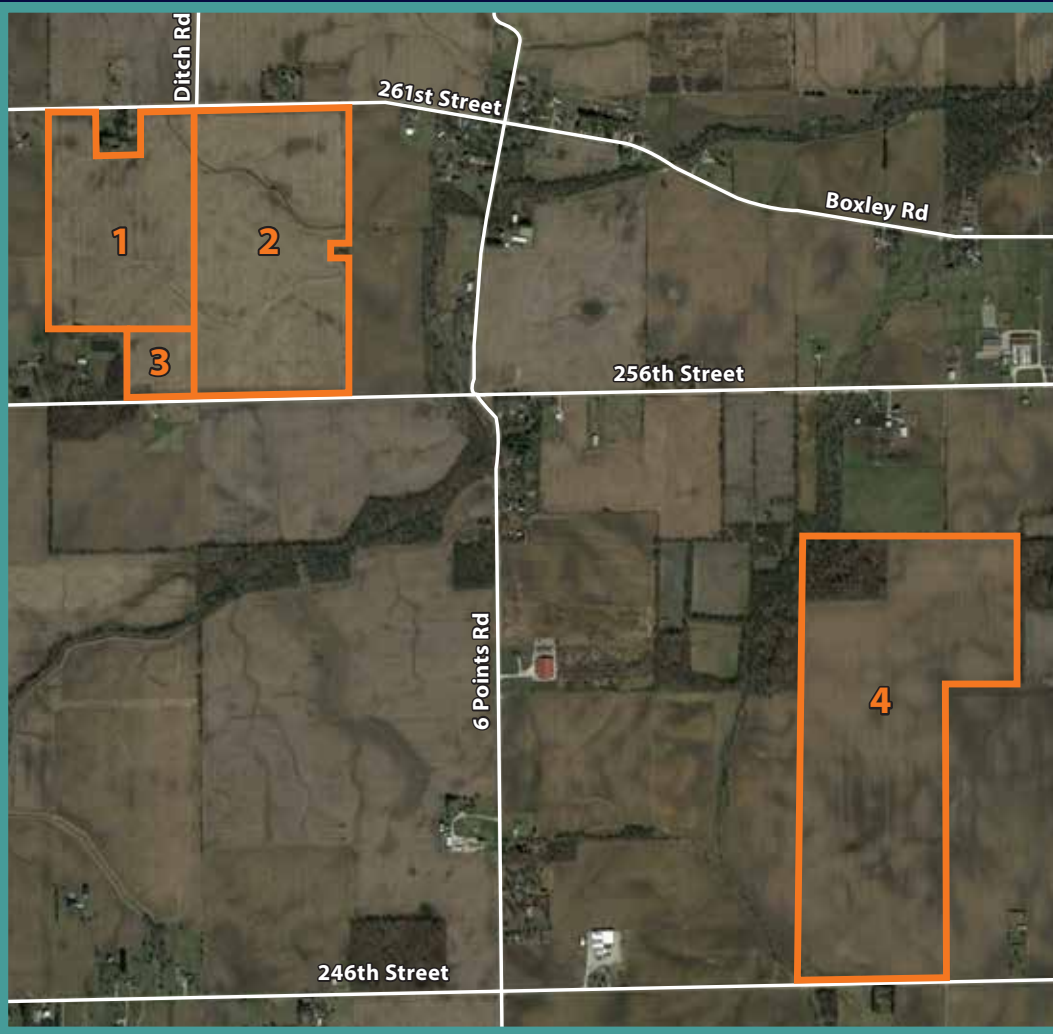
POSSESSION & FARM LEASE

At Closing, Subject to Cash Farm Lease
Expiring December 31, 2022.
Contact us for Lease Details.

SCHOOL DISTRICT

Sheridan Community Schools

**This is amount for the entirety of the farm, for full tract breakdown, please contact us.*



Tract Breakdown

Tract 1 - 56.33[±] Total Acres
 53.6^{+/-} Tillable
 2.7^{+/-} CRP

Tract 2 - 79.65[±] Total Acres
 76.1^{+/-} Tillable
 2.9^{+/-} CRP

Tract 3 - 10[±] Total Acres
 9.8^{+/-} Tillable

Tract 4 - 138.07[±] Total Acres
 129.5^{+/-} Tillable
 8.5^{+/-} Wooded

Tract 5 - 33.9[±] Total Acres
 32.9^{+/-} Tillable
 0.45^{+/-} Cell Tower Site

Tract 6 - 36.22[±] Total Acres
 36.1^{+/-} Tillable

Tract 7 - 57.92[±] Total Acres
 52.6^{+/-} Tillable
 4^{+/-} Wooded & Creek

Tract 8 - 74[±] Total Acres - All Tillable

Tract 9 - 29.7[±] Total Acres - All Tillable

Tract 10 - 19.05[±] Total Acres - All Tillable

Tract 11 - 11[±] Total Acres - All Tillable

Tract 12 - 38.5[±] Total Acres
 30.9^{+/-} Tillable
 7.3^{+/-} Wooded

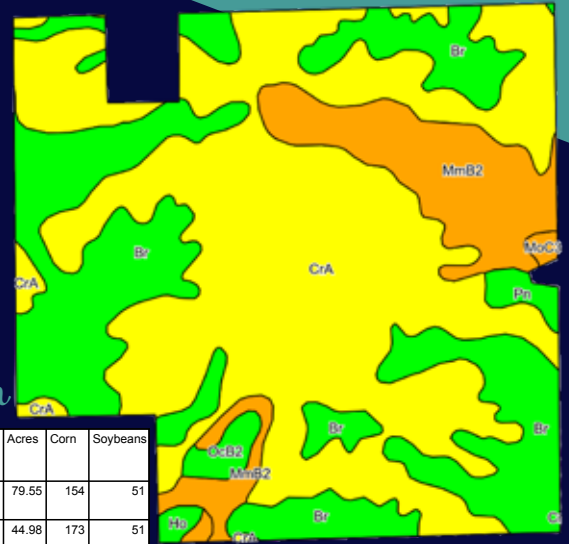
Tract 13 - 21.5[±] Total Acres - All Tillable

Tract 14 - 80[±] Total Acres
 71.7^{+/-} Tillable
 7.75^{+/-} Wooded

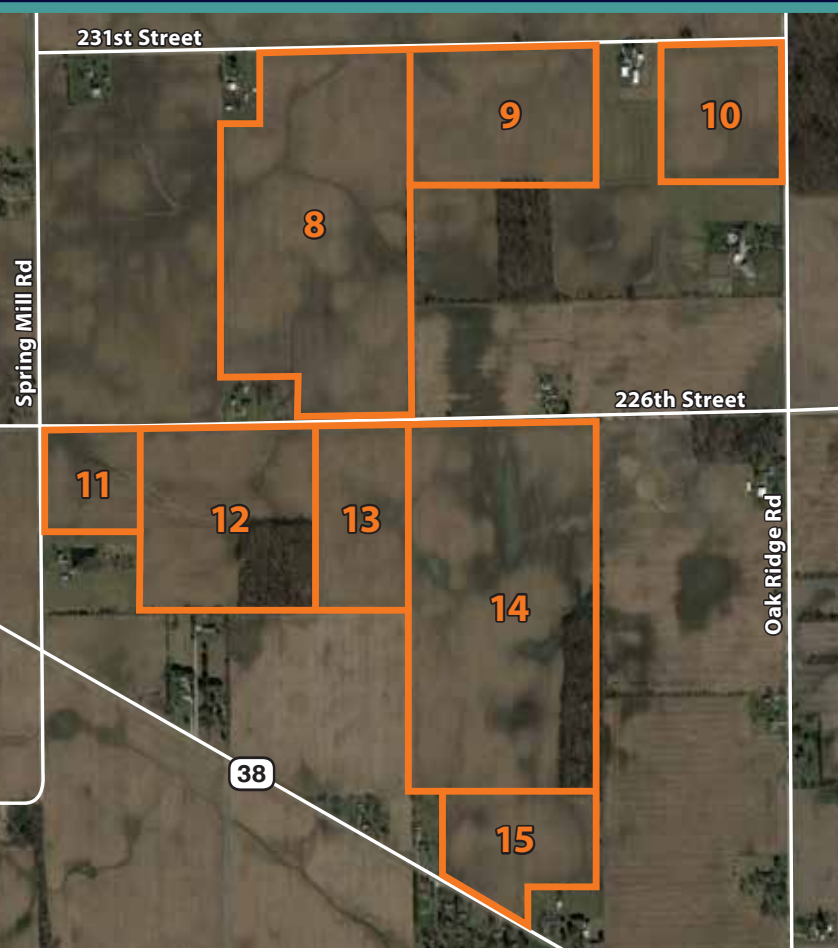
Tract 15 - 19[±] Total Acres
 18.1^{+/-} Tillable



Tracts 1-3 Soil Information



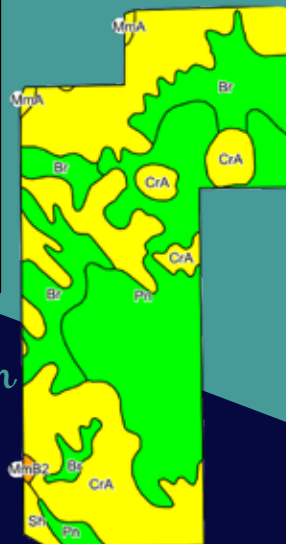
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	79.55	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	44.98	173	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	16.75	142	49
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	1.65	132	46
Pn	Patton silty clay loam, 0 to 2 percent slopes	1.41	173	51
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.79	121	41
Ho	Houghton muck	0.68	155	42
Weighted Average		158.2	60.6	



TOWER LEASE:
Current monthly rent of \$608.35.
Buyer will receive monthly tower rent
starting the first month after closing.
Contact us for more information on the
tower lease, payments or terms.

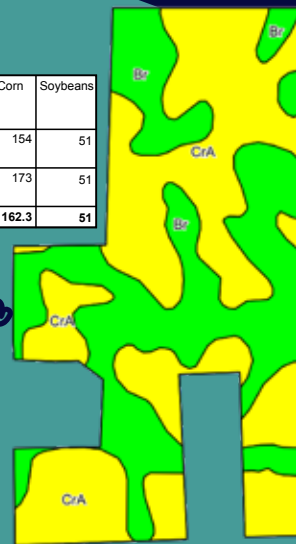
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	58.75	154	51
Pn	Patton silty clay loam, 0 to 2 percent slopes	43.08	173	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	25.49	173	51
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.53	125	43
MmA	Miami silt loam, 0 to 2 percent slopes	0.82	145	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.37	142	49
Weighted Average		163.6	50.9	

Tract 4 Soil Information

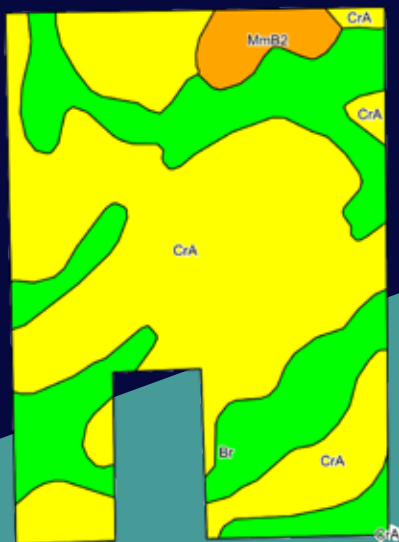


Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	18.54	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	14.36	173	51
Weighted Average		162.3	51	

Tract 5 Soil Information

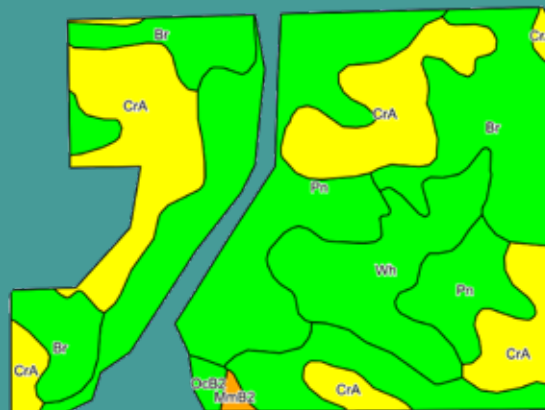


Tract 6 Soil Information

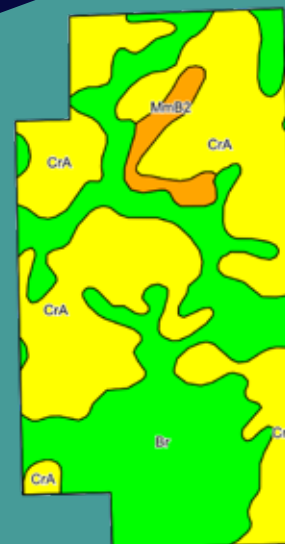


Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Pn	Patton silty clay loam, 0 to 2 percent slopes	16.29	173	51
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	14.77	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	14.57	173	51
Wh	Whitaker loam	6.29	147	48
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	0.44	132	46
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.24	142	49
Weighted Average		164.1	50.6	

Tract 7 Soil Information

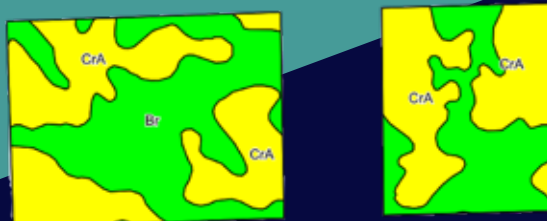


Tract 8 Soil Information



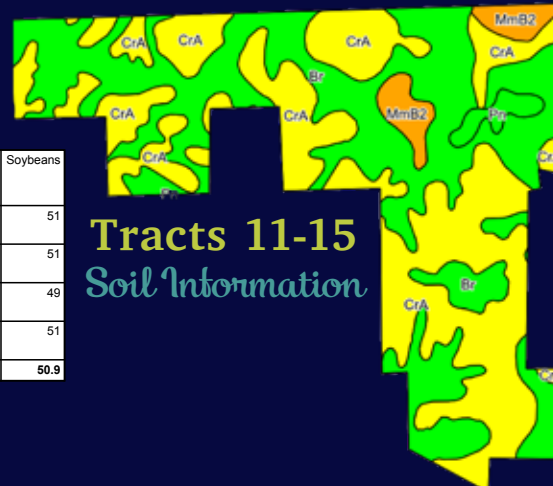
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	22.45	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	12.15	173	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.50	142	49
Weighted Average		159.9	50.9	

Tracts 9-10 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
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	26.29	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	23.61	173	51
Weighted Average		163	51	

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
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	39.20	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	32.47	173	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.45	142	49
Weighted Average		161.9	50.9	



Tracts 11-15 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
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	72.89	154	51
Br	Brookston silty clay loam, 0 to 2 percent slopes	71.70	173	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.11	142	49
Pn	Patton silty clay loam, 0 to 2 percent slopes	2.59	173	51
Weighted Average		162.7	50.9	



Halderman-Harmeyer
Real Estate Services

P O B o x 297 | W a b a s h, I N 46992



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**704^{+/-}
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15 TRACTS**

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Potential Building Sites

Acreage Breakdown

704.84^{+/-} Total Acres

666.55^{+/-} Tillable

27.55^{+/-} Wooded

5.6^{+/-} CRP

0.45^{+/-} Cell Tower Site

PLACE BID

Online Bidding
Available

Terms & Conditions available
at halderman.com.

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

HRES IN Lic. #AC69200019

