

Property Information

LOCATION

Tracts 1-10: 3.25 miles southwest of Monrovia
Grain System: 6055 McClure Road,
Martinsville, IN 46151

ZONING

Agricultural

TOPOGRAPHY

Tracts 1-10: Level to Gently Rolling
Grain System: Level

SCHOOL DISTRICT

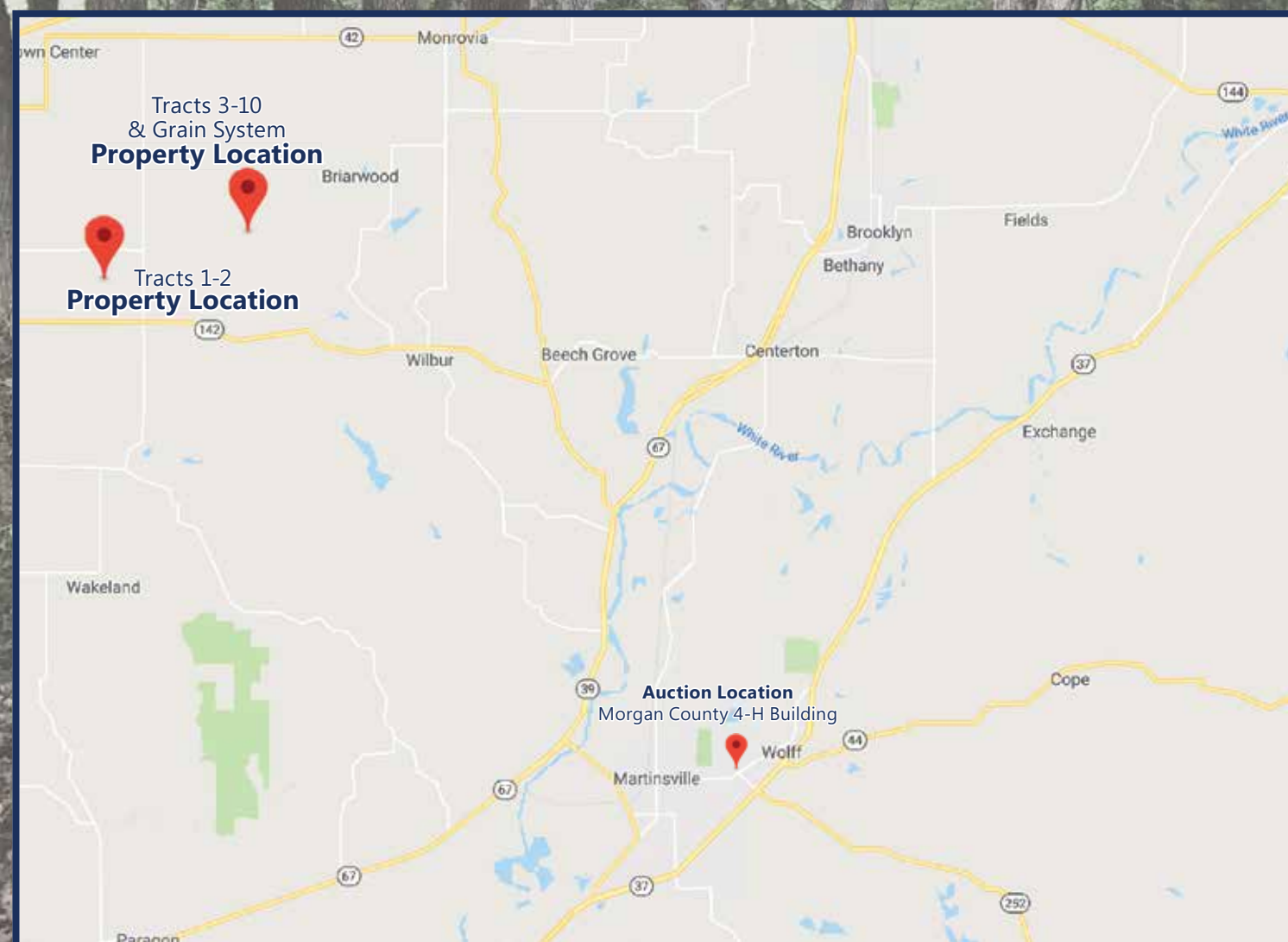
Tract 1: Eminence Community
School Corporation
Tracts 2-10 & Grain System:
Monroe-Gregg School District

ANNUAL TAXES

Tracts 1-10: \$11,946.92
Grain System: \$11,411.20

DITCH ASSESSMENT

Tracts 1-10: \$661.74
Grain System: None



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297
Wabash, IN 46992

Morgan County
Adams & Gregg Townships

2 Auctions

October 28th - 6:30 p.m.
Morgan County 4-H Building

**Sold Separately: 10⁺ Acre
Grain System with Fertilizer
& Equipment Storage**

621[±] Total Acres
11 TOTAL TRACTS
611[±] Acres of Quality Farmland in Competitive Farming Area

Acreage Breakdown

621.5[±] Total Acres
547.3[±] Tillable
42.8[±] Wooded
9.9[±] Pond
10[±] Grain System Site
11.5[±] Non-Tillable

PLACE BID
Online Bidding
Available

Terms & Conditions available
at halderman.com.

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



2 Auctions

Morgan County
Adams & Gregg Townships

Morgan County 4-H Building
1749 Hospital Drive, Martinsville, IN 46151

October 28th • 6:30 p.m.

621[±] Total Acres
11 TOTAL TRACTS

**611[±] Acres of Quality Farmland
in Competitive Farming Area**

**Sold Separately: 10⁺ Acre Grain System
with Fertilizer & Equipment Storage**



Sam Clark
Noblesville, IN
317.442.0251
samc@halderman.com



Jim Clark
Frankfort, IN
765.659.4841
jimc@halderman.com



Todd Litten
Bloomington, IN
812.327.2466
toddl@halderman.com



Charles McCarty
Avon, IN
812.480.9560
charlesm@halderman.com

Owners: Nancy A. Dorsett
& Dorsett Bros. Inc.
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# JTC-12417 & JTC-12418 (19)
800.424.2324 | halderman.com



**Sold Separately: 10^{+/-} Acre
Grain System with Fertilizer
& Equipment Storage**

**Open House: October 7 • 3 - 5 p.m.
6055 McClure Road, Martinsville, IN 46151**

Grain System:

- Approximately 1,000,000+ Bushels of Grain Storage in 21 Bins, 6 grain legs, & 2 — Meyer Morton Tower Dryers
- Scale House/Office — 1,497 sq. ft. with 11' X 70' semi scales
- 18,000 Gallon LP Tank

Fertilizer Storage:

- 2 — 18,000 gallon Anhydrous Ammonia Tanks
- 9 — Upright Steel Fertilizer Tanks — approximately 260,000 gallons of storage
- Warehouse 50' X 100' with loading dock and heated
- Chemical and Dry Fertilizer Building — 6,600 sq. ft.

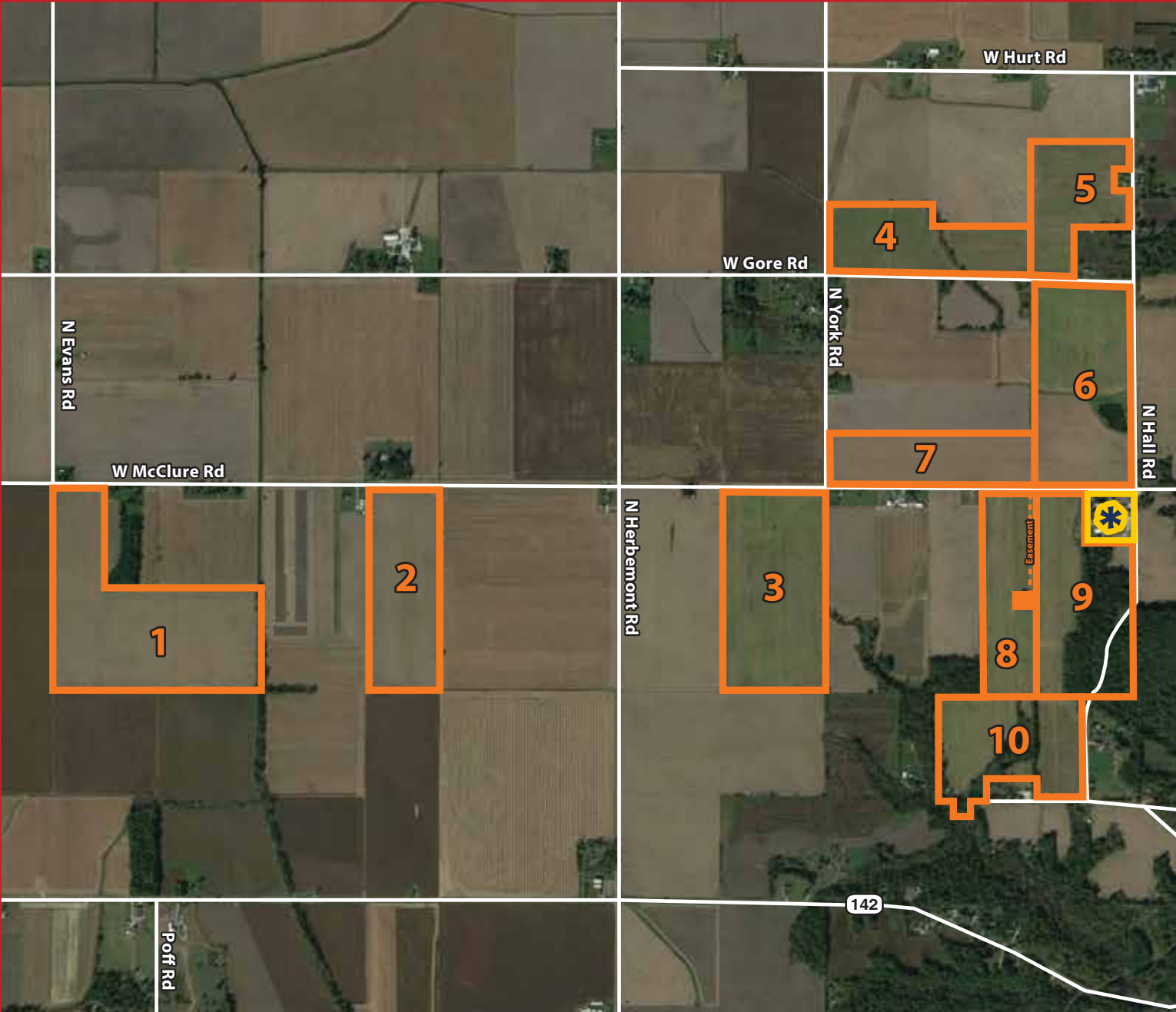
Equipment Storage & Other Improvements:

- Shop 48' X 62' with 15' Open Lean-to on back
- Pole Barn 60' x 80' Built in 2007
- Two Story House 2,800 sq. ft. – 4 Bedrooms & 2 Baths
- One Story House 1,022 sq. ft. – 2 Bedrooms & 1 Bath

Utility Information

- Electric provided by IPL
- Water provided by Morgan County Rural Water Corp. — 2" main

Due to ownership, the Grain System Tract will be sold as individual tract and cannot be combined with Tracts 1-10.



Tract Breakdown

Tract 1 - 100[±] Total Acres
97.4^{+/-} Tillable
2.6^{+/-} Non-Tillable

Tract 2 - 54.69[±] Total Acres
53.6^{+/-} Tillable
1.09^{+/-} Non-Tillable

Tract 3 - 80[±] Total Acres
79.4^{+/-} Tillable
0.6^{+/-} Non-Tillable

Tract 4 - 47.85[±] Total Acres
45.7^{+/-} Tillable
2.15^{+/-} Non-Tillable

Tract 5 - 40.08[±] Total Acres
39.1^{+/-} Tillable
0.98^{+/-} Non-Tillable

Tract 6 - 80[±] Total Acres
72.4^{+/-} Tillable
6.3^{+/-} Pond
1.3^{+/-} Non-Tillable

Tract 7 - 40[±] Total Acres
All Tillable

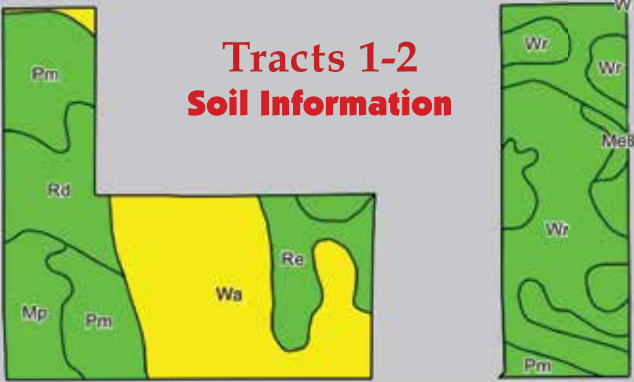
Tract 8 - 39[±] Total Acres
38^{+/-} Tillable
1^{+/-} Non-Tillable

Tract 9 - 70[±] Total Acres
34.6^{+/-} Tillable
34.2^{+/-} Wooded
1.2^{+/-} Non-Tillable

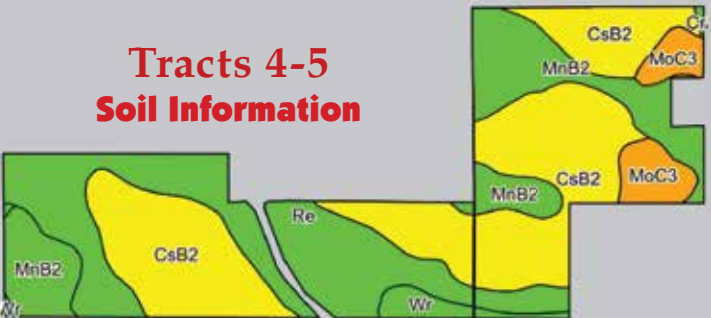
Tract 10 - 59.88[±] Total Acres
47.1^{+/-} Tillable
8.6^{+/-} Wooded
3.6^{+/-} Pond
0.58^{+/-} Non-Tillable

 **10^{+/-} Acres**
Grain System
with Fertilizer &
Equipment Storage

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
Wa	Wakeland silt loam	40.02	127	38
Wr	Whitaker loam	34.24	140	46
Re	Rensselaer clay loam	28.14	175	49
Pm	Patton silty clay loam, 0 to 2 percent slopes	23.87	174	50
Rd	Reesville silt loam	13.20	153	50
Mp	Milford silty clay loam	9.87	160	44
MeB	Martinsville loam, 2 to 6 percent slopes	1.58	145	51
Weighted Average		151	145	45.3



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
CsB2	Crosby/Miami silt loams, 2 to 4 percent slopes, eroded	38.06	138	46
Re	Rensselaer clay loam	23.72	175	49
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	16.10	142	49
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	4.68	121	41
Wr	Whitaker loam	2.16	140	46
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	0.13	154	51
Weighted Average		148.2	148	47.1



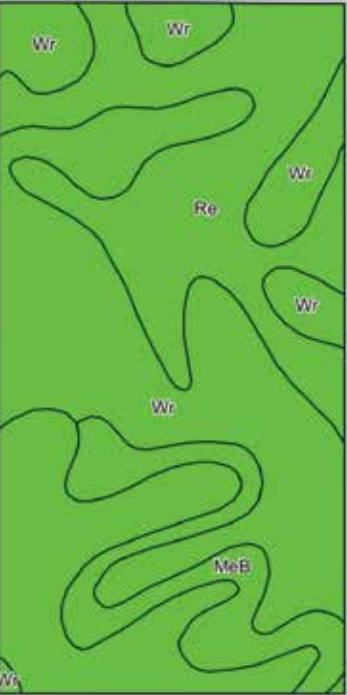
**Tracts 6-7
Soil Information**

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
Wr	Whitaker loam	50.25	140	46
Re	Rensselaer clay loam	30.13	175	49
MeB	Martinsville loam, 2 to 6 percent slopes	21.86	145	51
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	9.70	154	51
PrB	Princeton fine sandy loam, 2 to 6 percent slopes	0.51	140	49
Weighted Average		151.6	145	48.2



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
Re	Rensselaer clay loam	35.47	175	49
Wr	Whitaker loam	35.06	140	46
MeB	Martinsville loam, 2 to 6 percent slopes	8.88	145	51
Weighted Average		156.2	155	47.9

**Tract 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
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	60.17	168	54
Wr	Whitaker loam	24.85	140	46
MeB	Martinsville loam, 2 to 6 percent slopes	12.92	145	51
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	10.24	154	51
Re	Rensselaer clay loam	4.25	175	49
AvB	Ava silt loam, 2 to 6 percent slopes	2.62	135	47
MnE	Miami silt loam, 18 to 25 percent slopes	2.41		
HkF	Hickory loam, 18 to 50 percent slopes	1.04		
MnF	Miami loam, 25 to 50 percent slopes	0.57		
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	0.43	152	53
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.16	133	47
Weighted Average		152.3	149	49.6

**Tracts 8-10
Soil Information**

