

Lancaster Township - Wells County

Real Estate | Vehicles | Farm Machinery | Guns

Auctions

November 9th • Begins 10 a.m.

Auction Held at Property

Farmland & Rural Residence

90± ACRES
3 tracts

Personal Property - 10 a.m. | Guns, Vehicles, & Machinery - 11 a.m. | Real Estate - 12 p.m.

PLACE BID

Online Bidding
Available



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

Terms & Conditions available
 at halderman.com.

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Auctions

November 9th • Begins 10 a.m.

Auction Held at Property: 1271 E. 350 N. Bluffton, IN 46714

Farmland & Rural Residence

90± ACRES
3 tracts

Personal Property - 10 a.m.
 Guns, Vehicles, & Machinery - 11 a.m.
 Real Estate - 12 p.m.



Rick Johnloz
 Bluffton, IN
260.827.8181
rickj@halderman.com



Owner: Jean Decker Estate
HALDERMAN
 REAL ESTATE & FARM MANAGEMENT
 HLS# RAJ-12421 (19)

800.424.2324 | halderman.com

Open Houses Held at Tract 1:

October 10 • 4 - 6 p.m. | October 19 • 11 a.m. - 1 p.m. | October 29 • 4 - 6 p.m.



Personal Property Auction @ 10 a.m.
Guns; Vehicles & Machinery Auction @ 11 a.m.

LOCATION OF AUCTION: 1271 E 350 N, Bluffton, IN 46714

Firearms: Ruger Mark II Target .22 Cal, H&R Model 660 .22 Cal, Colt Officers Match .22, Colt Diamondback .38 Spcl, Remington Targetmaster .22 cal rifle, Westernfield 12 ga Pump Shotgun, Winchester Model 94 30-30, Ruger M77 .22-250 w/ Scope, Marlin 39A .22 cal, Ruger 10/22 .22 cal w/ scope, Remington Model 3 .22 cal, Winchester Model 190 .22 cal, Savage Model 93R17 .17 hmr w/ Scope, Springfield Armory Model 1903 Mark I, .50 Cal Black Power Muzzle Loader, Browning 2000 12 ga Semi- Auto Shotgun, Winchester Model 97 12 ga, .30 cal US Carbine

Truck & Car: 2000 Chevrolet 2500 2WD Truck 45,000 miles, 2011 Chevrolet Impala 51,000 miles

Tractors, Combine & Mower: John Deere 4020, Gas Engine, Console, Year-A-Round Cab, 5900 hrs, Ford 4600, Diesel Engine, 1100 hrs, Allis-Chalmers WD45 w/ Loader, Gleaner F Combine, Gas Engine, 12' Grain Head 4R36 Corn Head, John Deere D170 Riding Mower, Bushhog SQ72 rotary mower, New Idea 2R36 Corn Picker, (2) Kill Bros 350 Wagons.

Planting & Tillage: John Deere 7000 4R36 Planter, Liquid Fertilizer, Great Plains Solid Stand 10 Grain Drill, International 10' Disk, International 720 4 Bottom Plow, Allis-Chalmers 1200 Field Cultivator, Culti-Mulcher.

Household: Vintage Butter Churn, Pots & Pans, Reclining Rocker Chairs, 3 Cushion Couch, End Tables, Lamps, Dining Table, Misc Chairs, Vintage China Cabinet, Bowls, Dishes, Crocks, many more items not listed, along with garage type items

For personal viewing of the real estate or machinery, contact Rick Johnloz at 260-827-8181 or Scott Shrader @ 765-348-6538. • Sale day announcements take precedence over printed material



Tract Breakdown

Tract 1

2.0^{+/-} Total Acres

0.5^{+/-} Tillable

1.5^{+/-} Home Site

Tract 2

37.9^{+/-} Total Acres

30^{+/-} Tillable

7^{+/-} Wooded

0.9^{+/-} Non-Tillable

Tract 3

50.6^{+/-} Total Acres

38.8^{+/-} Tillable

0.5^{+/-} Building Site

8.8^{+/-} Wooded

2.5^{+/-} Other

Total: 90.5^{+/-} Acres

69.3^{+/-} Tillable, 2.0^{+/-} Home Site, 15.8^{+/-} Wooded,
0.9^{+/-} Non-Tillable, 3.4^{+/-} Other

Property Information

Location

North Edge and SW of Murray, Indiana

Zoning

Agricultural

Topography

Level

Schools

Northern Wells Community Schools

Annual Taxes

Tracts 1 & 2: \$2,112.63

Tract 3: \$811

Ditch Assessment

Tract 1: \$9.97

Building Descriptions

Tract 1: House 1.5 story - 1896 sq ft - 3 bdrms - 1 bath,
detached garage 22x24 - pole barn 40x56 - shed 26x30

Tract 3: Pole Barn 40x64