

Auction

December 12 • 6:30 PM

DEER CREEK TWP - CASS CTY
CLAY TWP - HOWARD CTY



326^{+/-} acres 6 Tracts

EXCELLENT FARMLAND

Rural Home and Farmstead

309.05^{+/-} TILLABLE • 5.76^{+/-} WOODED
2.5^{+/-} HOMESITE • 0.92^{+/-} NON-TILLABLE
8.66^{+/-} OTHER

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



PLACE BID

Online Bidding
is Available



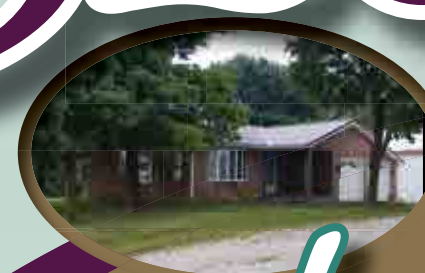
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# LWJ-12440 (19)

800.424.2324 | www.halderman.com

DEER CREEK TWP - CASS COUNTY
CLAY TWP - HOWARD COUNTY

Auction

326^{+/-} acres 6 Tracts



December 12, 2019

6:30 p.m.

Galveston Community Building
101 S. Park Road, Galveston, IN 46932

EXCELLENT FARMLAND
Rural Home and Farmstead

Larry Jordan
Peru, IN
765-473-5849
lj@halderman.com

AJ Jordan
Peru, IN
317-697-3086
ajj@halderman.com

John Miner
Greentown, IN
765-438-2699
johnm@halderman.com



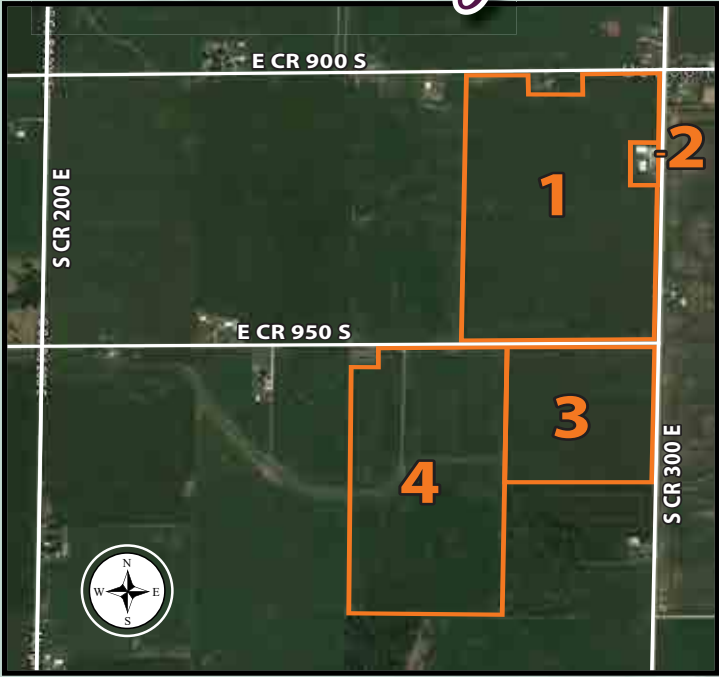
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HLS# LWJ-12440 (19)

OWNER: WALTER DAVIS TRUST

Cass County



LOCATION: 9 MILES NORTHWEST OF GALVESTON

SCHOOLS: LEWIS CASS



Code	Soil Description	Acres	Percent of Field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	80.64	37.9%	168	54
Cy	Cyclone silt loam, 0 to 2 percent slopes	79.51	37.4%	185	65
Po	Patton silty clay loam, 0 to 2 percent slopes	51.12	24.0%	173	51
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.47	0.7%	133	47
Weighted Average				175.3	57.3

Tract Information

- TRACT 1: 97.983^{+/-} ACRES: 96.92^{+/-} Tillable, 1.063^{+/-} Other
- TRACT 2: 2.5^{+/-} ACRES: Homesite
- Home: 1 story frame, 3 bedrooms, 2 baths, attached garage
- 50’x100’ Pole Barn; 60’x90’ Pole Barn; 20,000 Bu. Grain Bin
- TRACT 3: 40^{+/-} ACRES: 39.43^{+/-} Tillable, 0.57^{+/-} Other
- TRACT 4: 79.297^{+/-} ACRES: 76.39^{+/-} Tillable, 2.907^{+/-} Other
- TRACT 5: 76.23^{+/-} ACRES: 65.94^{+/-} Tillable, 5.76^{+/-} Wooded, 0.92^{+/-} Non-Tillable, 3.61^{+/-} Other
- TRACT 6: 30.88^{+/-} ACRES: 30.37^{+/-} Tillable, 0.51^{+/-} Other

Open Houses

9174 S 300 E, Walton, IN 46994

NOVEMBER 20TH • 4-6 PM & NOVEMBER 27TH • 4-6 PM

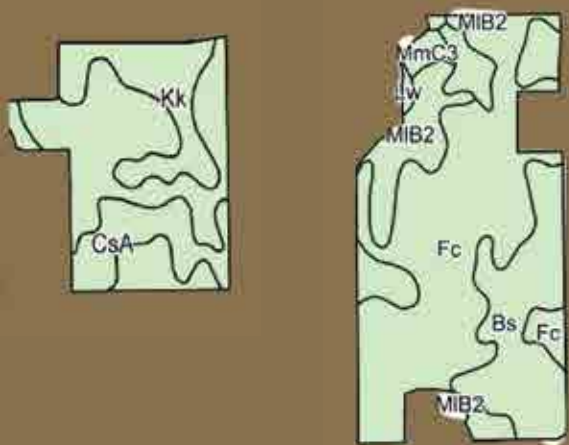


Howard County



LOCATION: 5 MILES SOUTHEAST OF GALVESTON

SCHOOLS: NORTHWESTERN



Code	Soil Description	Acres	Percent of Field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
Bs	Brookston silty clay loam, 0 to 2 percent slopes	37	38.5%	173	51
Fc	Fincastle silt loam	36.42	37.9%	160	52
Kk	Kokomo silty clay loam, 0 to 2 percent slopes	8.22	8.6%	167	49
MIB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.61	6.9%	142	49
CsA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	5.82	6.1%	154	51
MmC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.23	1.3%	121	41
Lw	Palms muck, drained, 0 to 1 percent slopes	0.59	0.6%	160	42
MmD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.21	0.2%	110	39
Weighted Average				163.4	50.9

Property Information

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL - GENTLY ROLLING

ANNUAL TAXES: \$13,061.81

DITCH ASSESSMENT: \$1,823.88



TERMS & CONDITIONS

available at halderman.com

