

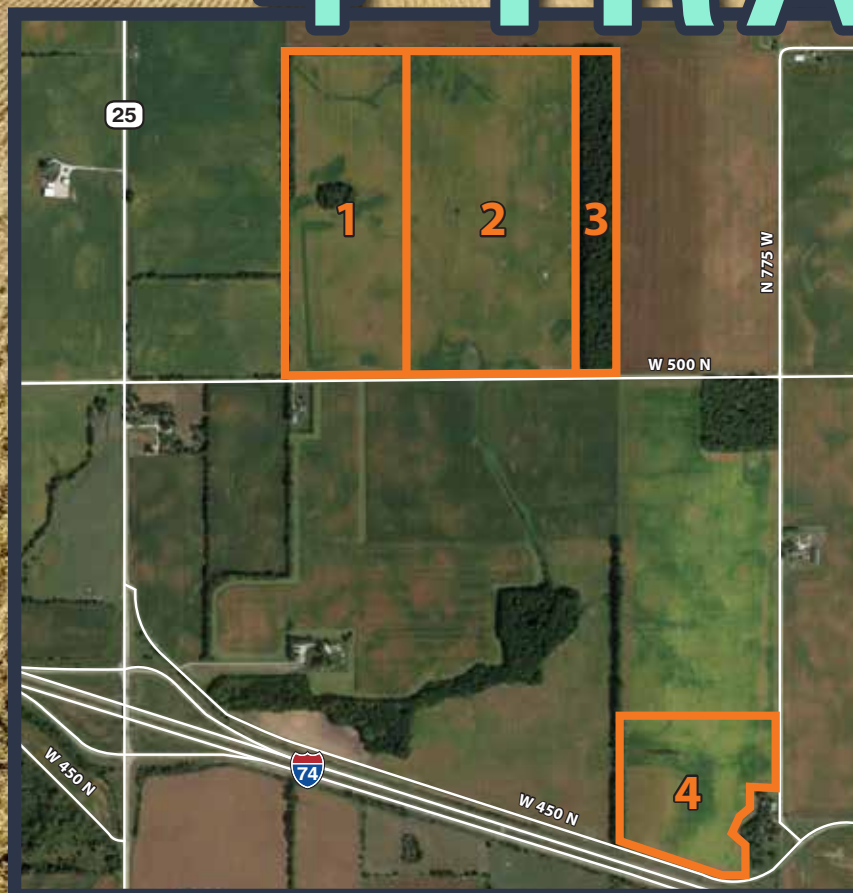
Wayne Twp - Montgomery County

Auction

February 4th | 6:30 p.m.

Bane-Welker Equipment - 9788 IN-25, Wingate, IN 47994

195^{+/-} Acres
4 TRACTS



Tract Information

195.43^{+/-} Total Acres

173.4^{+/-} Tillable

19.6^{+/-} Wooded

2.43^{+/-} Non-Tillable

Tract 1: 60^{+/-} Total Acres

57.7^{+/-} Tillable, 1.7^{+/-} Wooded, 0.6^{+/-} Non-Tillable

Tract 2: 80^{+/-} Total Acres

79.3^{+/-} Tillable, 0.7^{+/-} Non-Tillable

Includes Newly Reshaped Waterway

Tract 3: 20^{+/-} Total Acres

3.4^{+/-} Tillable, 16.4^{+/-} Wooded, 0.2^{+/-} Non-Tillable

Tract 4: 35.43^{+/-} Total Acres

33^{+/-} Tillable, 1.5^{+/-} Wooded, 0.93^{+/-} Non-Tillable

QUALITY FARMLAND & WOODED ACREAGE

Property Information

LOCATION

1.25 miles north of Waynetown on the north side of CR 500 North approximately 0.25 miles east of SR 25 and in the northwest corner of the intersection of CR 775 West and CR 450 North

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

North Montgomery Schools

ANNUAL TAXES

\$4,369.60

DITCH ASSESSMENT

\$11.50

Sam Clark
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Jim Clark
Frankfort, IN
765.659.4841
jimc@halderman.com

Gary Bohlander
Darlington, IN
765.794.0221
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Owner: Runyan-Hollingsworth Farm

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# SFC-12456 (20)

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REAL ESTATE & FARM MANAGEMENT

P O Box 297

Wabash, IN 46992

Wayne Twp - Montgomery County

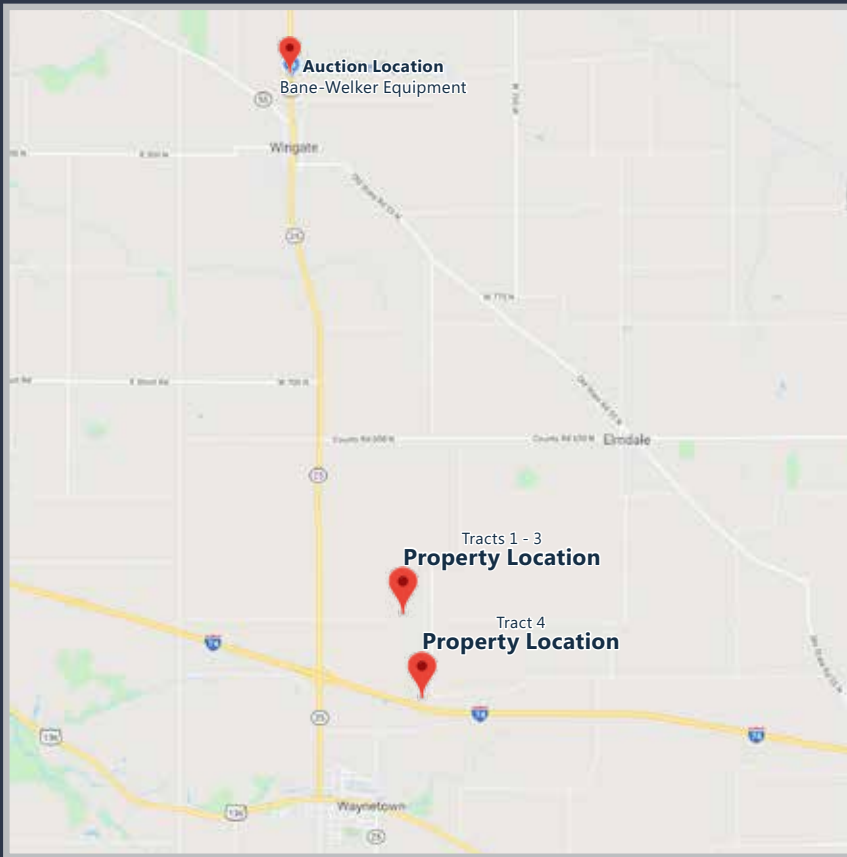
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195+/- Acres
4 TRACTS

QUALITY FARMLAND
& WOODED ACREAGE



PLACE BID

Online Bidding Available
at haldermanauction.com

Terms & Conditions available
at halderman.com.

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



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
SIA	Starks silt loam, 0 to 2 percent slopes	68.45	164	53
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	30.84	175	61
MeB	MartinsvilleOckley silt loams, till substratums, 2 to 6 percent slopes	25.21	148	51
CbA	Camden silt loam, 0 to 2 percent slopes	10.25	156	54
Ms	Milford silty clay loam, pothole	2.96	80	22
MoC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.44	133	47
CbB	Camden silt loam, 2 to 6 percent slopes	0.24	155	54
Weighted Average		160.6	53.7	

Tracts 1 - 3
Soil Information

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
SIA	Starks silt loam, 0 to 2 percent slopes	16.02	164	53
MeB	MartinsvilleOckley silt loams, till substratums, 2 to 6 percent slopes	10.73	148	51
CbB	Camden silt loam, 2 to 6 percent slopes	3.88	155	54
Ms	Milford silty clay loam, pothole	1.27	80	22
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	0.85	175	61
MeC	MartinsvilleOckley silt loams, till substratums, 6 to 12 percent slopes	0.65	139	48
Weighted Average		154.4	51.4	

