

Beaver Twp - Pulaski County

AUCTION

120^{+/-} Acres - 2 Tracts

January 21st • 6:30 p.m. EST

Knights of Columbus - 340 E. 50 N., Winamac, IN 46996

Cropland with Great Potential



Property & Tract Information

LOCATION
8 miles southeast of Francesville, IN

ZONING
Agricultural

TOPOGRAPHY
Level to Gently Rolling

SCHOOL DISTRICT
West Central School Corporation

ANNUAL TAXES
\$1,206.78

120^{+/-} Total Acres
101.37^{+/-} Tillable, 5.5^{+/-} Wooded,
5.43^{+/-} CRP, 7.7^{+/-} Non-tillable

Tract 1: 80^{+/-} Acres
71.4^{+/-} Tillable, 2.9^{+/-} CRP, 5.7^{+/-} Non-tillable

Tract 2: 40^{+/-} Acres
29.97^{+/-} Tillable, 5.5^{+/-} Wooded,
2.53^{+/-} CRP, 2^{+/-} Non-tillable

Larry Jordan
Peru, IN
765.473.5849
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AJ Jordan
Peru, IN
317.697.3086
ajj@halderman.com



Owner: Carl McCormick & Phyllis
McCormick Living Trust

HALDERMAN
REAL ESTATE & FARM MANAGEMENT

HLS# AJJ-12461 (20)

800.424.2324 | halderman.com



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

P O Box 297

Wabash, IN 46992

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PLACE BID

Online Bidding Available
at haldermanauction.com

Terms & Conditions available
at halderman.com.

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



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	Soybeans	Corn
MhaA	Maumee loamy fine sand, 0 to 1 percent slopes	81.19	47	134
OacB	OakvilleDenham fine sands, 1 to 5 percent slopes	13.79	30	84
BswA	BremsMorocco loamy fine sands, 0 to 1 percent slopes	6.35	31	98
OaeC	Oakville fine sand, 5 to 12 percent slopes	2.07	26	73
BstB	Brems loamy fine sand, 1 to 4 percent slopes	1.82	33	97
MupA	Morocco loamy fine sand, 0 to 2 percent slopes	1.58	36	102
Weighted Average			43	123.1

