

Noble Twp - Cass County

AUCTION

January 28th

6:30 p.m.

57^{+/-} Acres

Cass County Fairgrounds

2281 E CR 125 N.,

Logansport, IN 46947

3 Tracts

Open Houses

January 8th & 15th

4 - 6 p.m.

Good Farmland, Rural Home, Woods & Potential Residential Building Site



Property & Tract Information

LOCATION

3 miles North of Logansport
2801 N. 50 E., Logansport, IN 46947

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Pioneer

ANNUAL TAXES

\$2,375

57.612^{+/-} Total Acres

41.43^{+/-} Tillable, 12^{+/-} Wooded, 2^{+/-} Home Site,

1.71^{+/-} Non-tillable, 0.472^{+/-} Other

Tract 1: 2^{+/-} Acres - All Home Site

Tract 2: 42.612^{+/-} Acres

40.43^{+/-} Tillable, 1.71^{+/-} Non-Tillable, 0.472^{+/-} Other

Due to zoning, if tract 2 sells separate it must remain as agricultural use.

Tract 3: 13^{+/-} Acres

1^{+/-} Tillable, 12^{+/-} Wooded

Owner: Kasch

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# LWJ-12454 (20)

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HALDERMAN

REAL ESTATE & FARM MANAGEMENT

PO Box 297

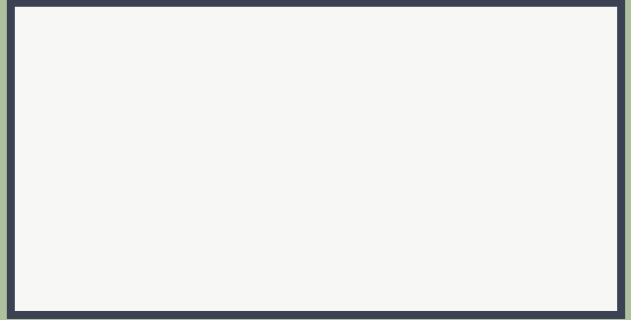
Wabash, IN 46992

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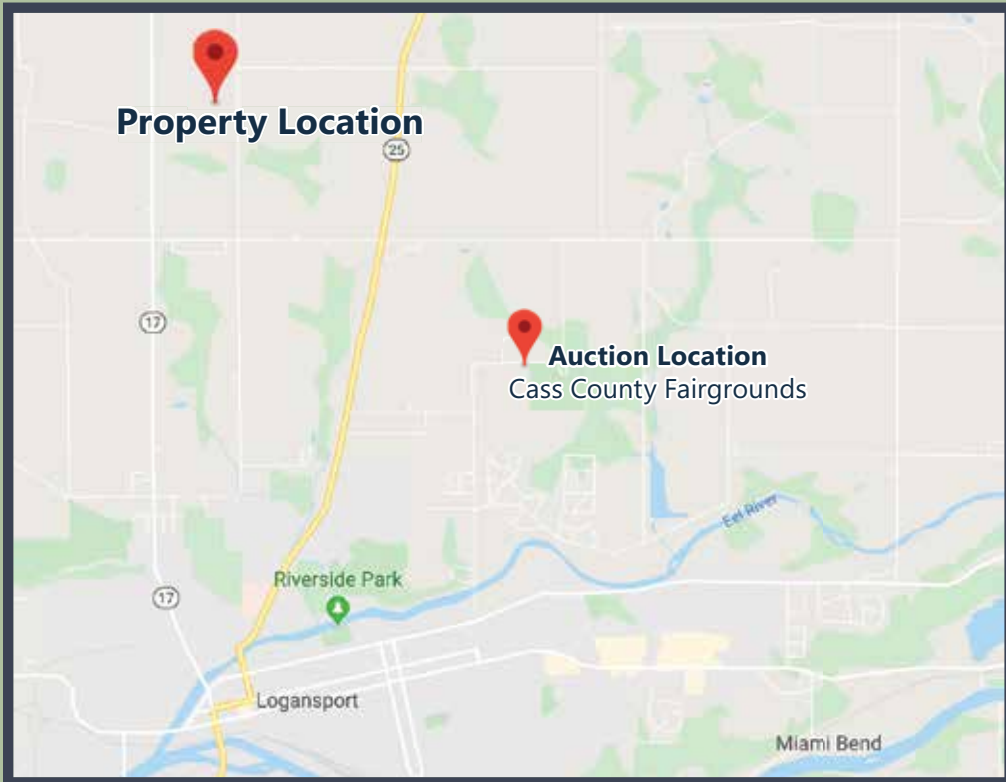


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PLACE BID

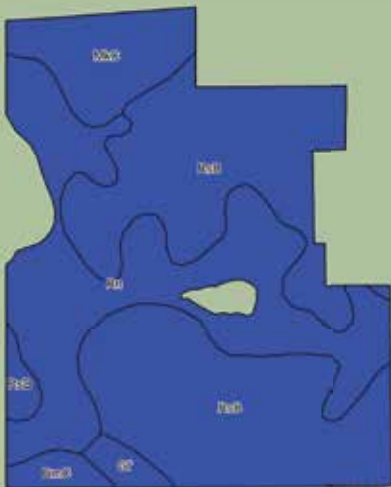
Online Bidding Available
at haldermanauction.com

Terms & Conditions available at
halderman.com.

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



Tract 2 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
RsB	Riddles silt loam, 2 to 6 percent slopes	21.76	140	49
Rn	Rensselaer loam, till substratum	13.32	175	49
MkC	Metea loamy fine sand, 3 to 10 percent slopes	3.81	110	39
BmC	Bloomfield loamy fine sand, 4 to 12 percent slopes	0.83	85	30
Gf	Gilford sandy loam, till plain, 0 to 2 percent slopes	0.71	146	33
Weighted Average		147.7		47.4

1 1/2 Story Home with
4 Bedrooms, 1 Bathroom
and Full Basement



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