



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
P O Box 297
Wabash, IN 46992

Bourbon Township
Marshall County



Auction

114[±] Acres

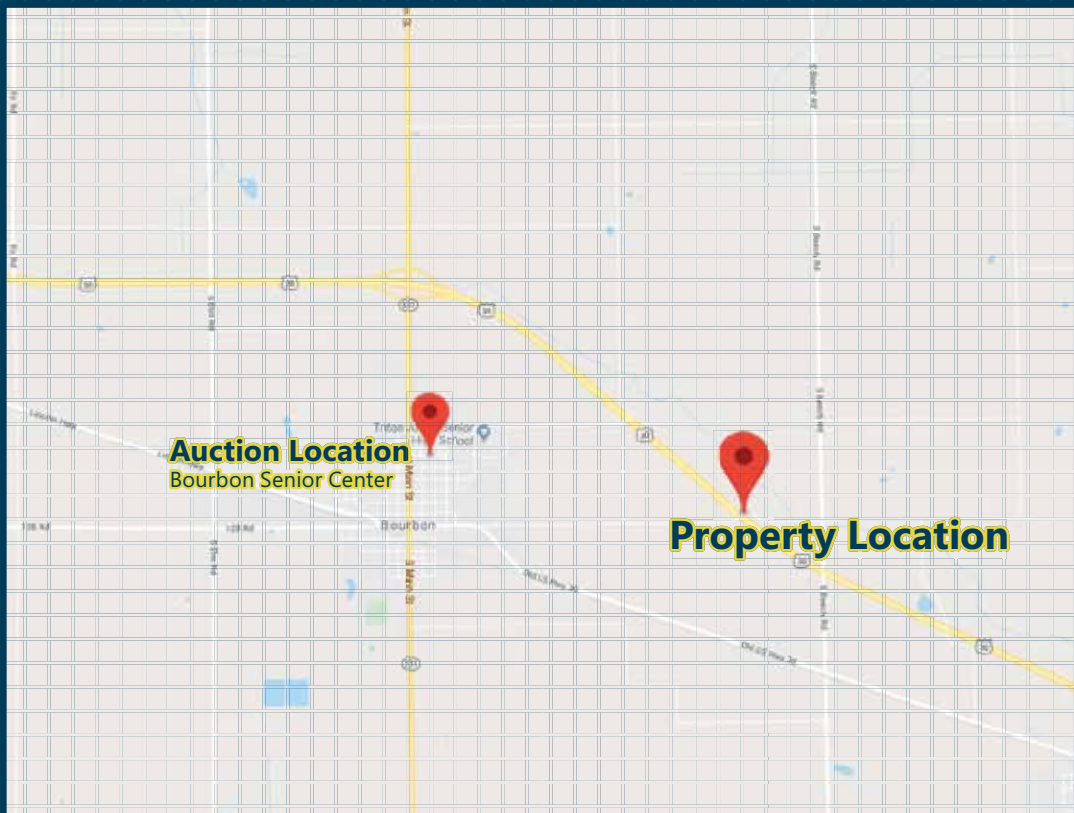
4 TRACTS

Good Soils with
Drainage Outlet
Running Through Property

February 3rd - 6:30 P.M.
Bourbon Senior Center

PLACE BID

Online Bidding
Available



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

Terms & Conditions available
at halderman.com.

Bourbon Township | Marshall County

Auction

February 3rd - 6:30 P.M.

Bourbon Senior Center - 805 N. Harris St., Bourbon, IN 46504

114[±] Acres

4 TRACTS

Good Soils with Drainage Outlet
Running Through Property



Jon Rosen
N. Manchester, IN
260.740.1846
jonr@halderman.com



Owner: Arlo M Secrist Revocable
Living Trust (Estate)
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# JRR-12462 (20)

800.424.2324 | halderman.com



Tract Breakdown

Tract 1: 2.2^{+/-} Acres - All Tillable

Tract 2: 6^{+/-} Acres
1^{+/-} Tillable, 3^{+/-} Wooded,
2^{+/-} Home Site

Tract 3: 30^{+/-} Acres
24^{+/-} Tillable, 6^{+/-} Wooded

Tract 4: 76.3^{+/-} Acres
61^{+/-} Tillable, 12^{+/-} Wooded,
2.43^{+/-} Non-Tillable, 0.87^{+/-} Other

Total: 114.5^{+/-} Acres
88.2^{+/-} Tillable, 21^{+/-} Wooded,
2.43^{+/-} Non-Tillable,
2^{+/-} Home Site, 0.87^{+/-} Other



Open Houses

January 11 & January 19
4 - 5 p.m.
1280 12B Road, Bourbon, IN 46504

**3,206 sq ft home with
3 Bedrooms, 2 Bathrooms,
screened in porch and
inground swimming pool.
Includes 26' x 30' attached
garage and 36' x 60' barn.**

Property Information

Location

At the northeast corner of
US 30 and 12B Road with
Tract 1 on south side of US 30.
1280 12B Rd., Bourbon, IN 46504

Zoning

Agricultural

Topography

Level to Gently Rolling

School District

Triton School Corp

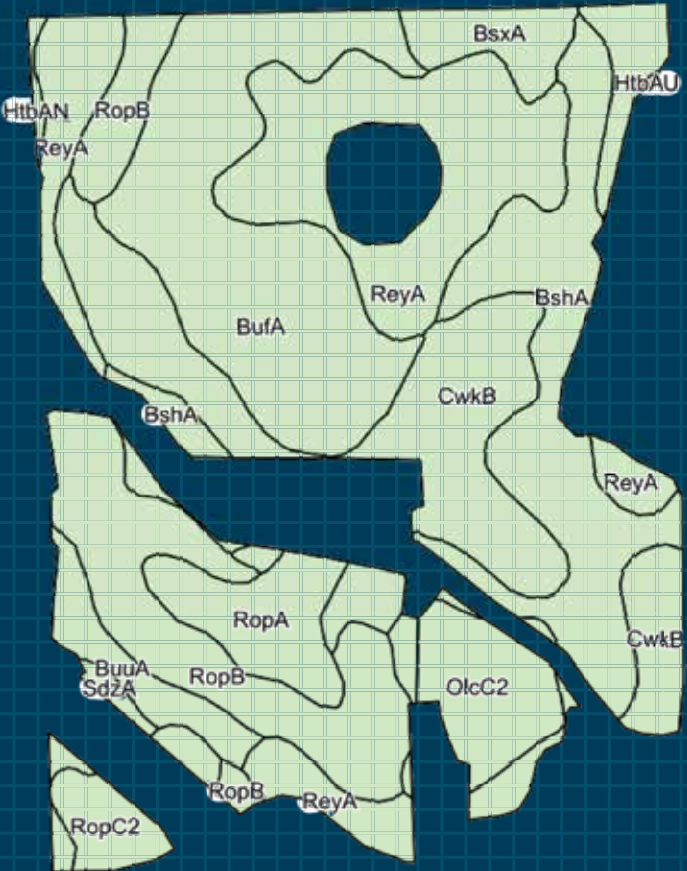
Annual Taxes

\$2,774.06

Ditch Assessment

\$178.58

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
ReyA	Rensselaer loam, 0 to 1 percent slopes	18.48	167	49
BufA	Bronson sandy loam, 0 to 1 percent slopes	15.34	121	41
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	14.47	111	39
BshA	Brady sandy loam, 0 to 1 percent slopes	12.38	124	35
RopB	RiddlesOshtemo fine sandy loams, 1 to 5 percent slopes	11.63	125	44
OlcC2	Oshtemo sandy loam, 5 to 10 percent slopes, eroded	4.32	96	34
RopA	RiddlesOshtemo fine sandy loams, 0 to 1 percent slopes	3.82	125	44
BuuA	Brookston loam, 0 to 1 percent slopes	2.34	172	49
BsxA	BremsMorocco loamy sands, 0 to 1 percent slopes	2.23	98	31
RopC2	RiddlesOshtemo fine sandy loams, 5 to 10 percent slopes, eroded	2.19	113	40
SdzA	SelfridgeCrosier complex, 0 to 1 percent slopes	0.81	139	43
HtbAN	Houghton muck, drained, 0 to 1 percent slopes	0.27	159	42
Weighted Average			129.7	41.6