

Auction

February 25th - 6:30 P.M.

Knights of Columbus - 1308 W. Main Street, Greensburg, IN 47240

503[±] Acres

8 TRACTS

*Large Contiguous Acres
of Productive Farmland*



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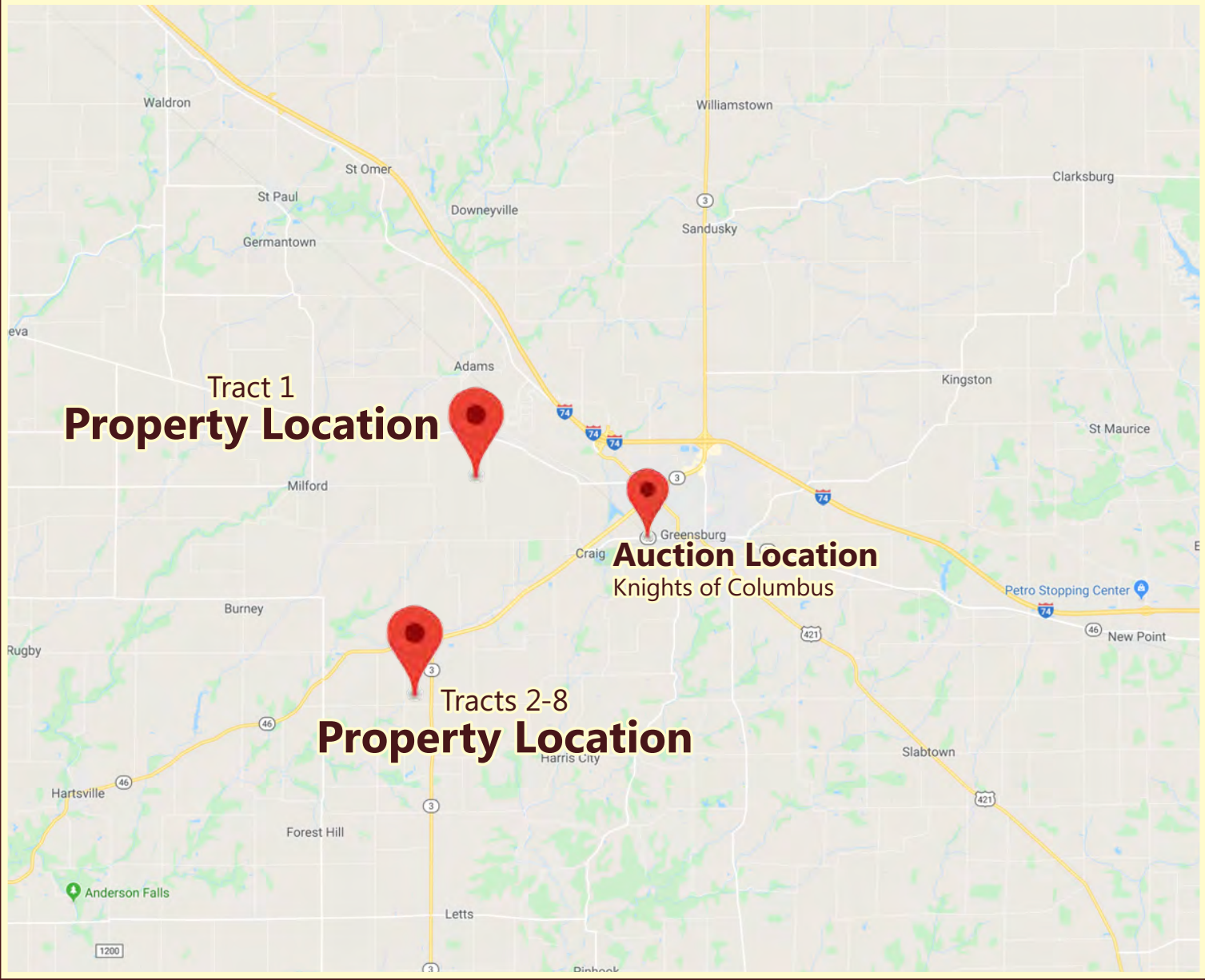
Dave Bonnell
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Owner: Thornburg Farm
HALDERMAN
REAL ESTATE & FARM MANAGEMENT

HLS# MDB-12460 (20)

800.424.2324 | halderman.com



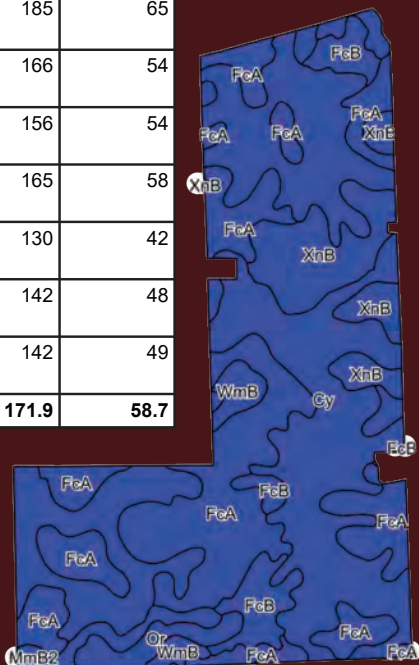
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
FcA	Fincastle silt loam, 0 to 2 percent slopes	51.36	166	54
Cy	Cyclone silt loam, 0 to 2 percent slopes	42.02	185	65
XnA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	17.63	156	54
XnB	Xenia silt loam, 2 to 4 percent slopes	3.97	156	54
Weighted Average			171.1	58

Tract 1 *Soil Information*

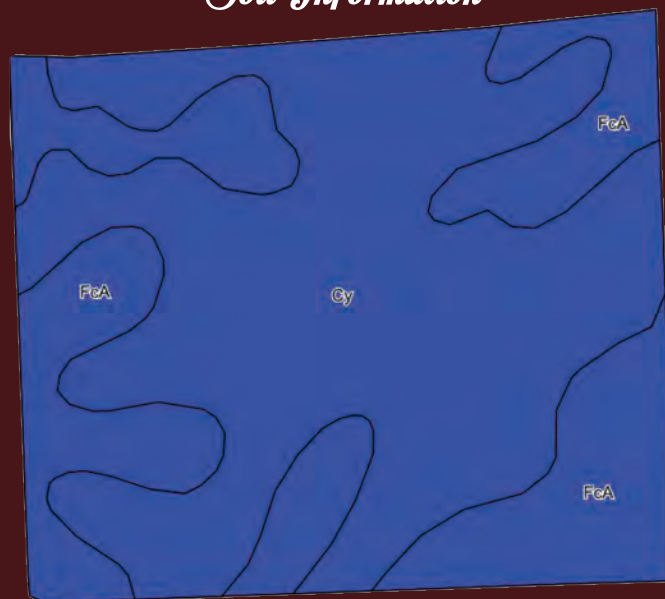


Tracts 2-4 *Soil Information*

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
Cy	Cyclone silt loam, 0 to 2 percent slopes	78.14	185	65
FcA	Fincastle silt loam, 0 to 2 percent slopes	57.90	166	54
XnB	Xenia silt loam, 2 to 4 percent slopes	20.48	156	54
FcB	Fincastle silt loam, Tipton Till Plain, 2 to 4 percent slopes	9.14	165	58
Or	Orrville silt loam, frequently flooded	3.98	130	42
WmB	Williamstown silt loam, 2 to 6 percent slopes, eroded	3.64	142	48
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.76	142	49
Weighted Average			171.9	58.7



Tract 5 *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
Cy	Cyclone silt loam, 0 to 2 percent slopes	20.95	185	65
FcA	Fincastle silt loam, 0 to 2 percent slopes	12.67	166	54
Weighted Average			177.8	60.9



Tracts 7-8 *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
FcA	Fincastle silt loam, 0 to 2 percent slopes	88.27	166	54
Cy	Cyclone silt loam, 0 to 2 percent slopes	56.83	185	65
WmB	Williamstown silt loam, 2 to 6 percent slopes, eroded	4.79	142	48
FcB	Fincastle silt loam, Tipton Till Plain, 2 to 4 percent slopes	3.55	165	58
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.31	142	49
Lb	Lobdell silt loam, frequently flooded	1.66	100	35
Weighted Average			171.1	57.6

Property Information

Location

Approximately 5 miles west of Greensburg on CR 450 West and CR 400 West.

Zoning

Agricultural

Topography

Level to Gently Rolling

School District

Decatur County
Community Schools

Annual Taxes

\$10,252.46



Tract 6

1,764 square Foot House
Tool Shed – 40' x 70' Pole Barn
Concrete Floor
Frame Barn – 76' x 72'
2 – Grain Bins

Open Houses

February 5 & 11
4 - 5 p.m.



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

P O Box 297

Wabash, IN 46992

Clay Township | Decatur County

Auction



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PLACE BID

Online Bidding
Available



Acreage Breakdown

Total: 503.43[±] Acres

**480.29[±] Tillable,
3.1[±] Wooded,
12.34[±] Building Site
8.7[±] Other**

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

Terms & Conditions available
at halderman.com.