



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

Auction

October 5 | 6:30 PM

Beck's Center at the Purdue Agronomy
Center for Research and Education (ACRE)
4530 US-52 | West Lafayette, IN 47906

882.6+/- ACRES 15 TRACTS

Contact John Today!



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Auction Conducted by:

Russell D. Harmeyer
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TERMS AND CONDITIONS CAN BE VIEWED AT HALDERMAN.COM. OWNER: SCHOLER WEIGLE FARM, HLS #JRB-12667

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For Sale

Unique opportunity for large acreage
combining pasture, productive tillable and wooded land

Productive
Cropland

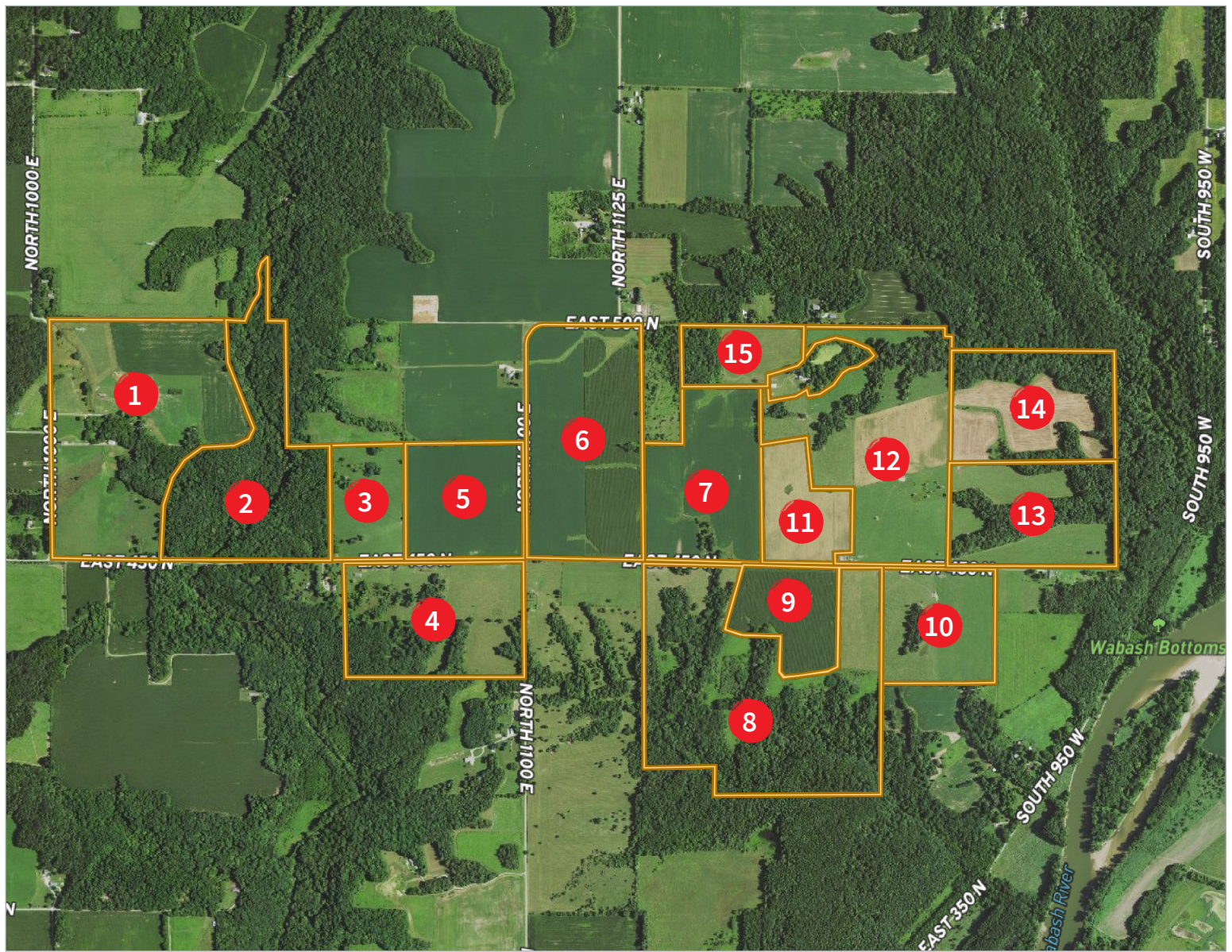
Warren Co. | Tippecanoe Co.
Otterbein, IN



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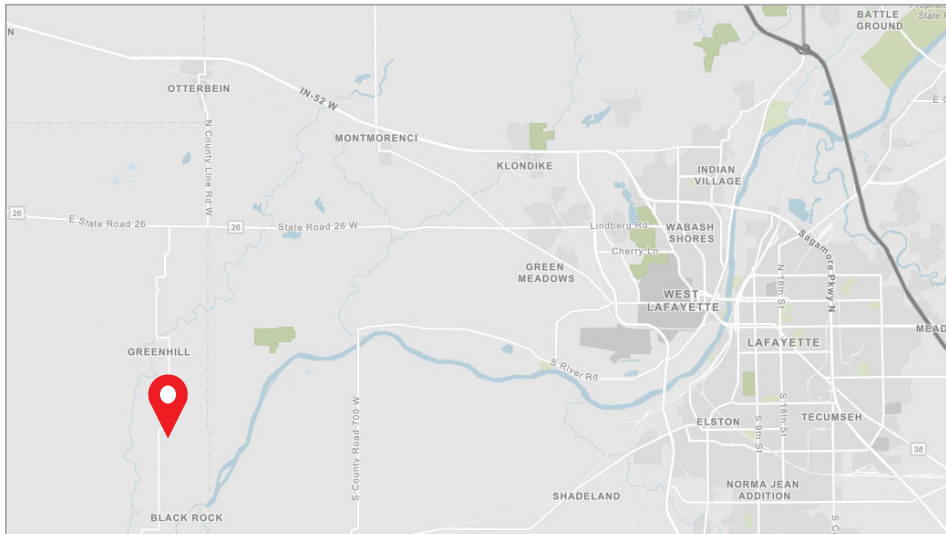
Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



Tract Breakdown

Tract	Total Acres	Tillable	Pasture	Woods	Improvements	Road	Description
1	116	36.4	72.2		5	2.4	Farm headquarters, mix of tillable, pasture, and improvements including dwelling
2	72.4			71.7		0.7	All wooded tract with Pine Creek flowing through
3	24		23.6			0.4	Small pasture
4	60		40.6	17.4		2	Pasture with water facility
5	40	39.5				0.5	All tillable 40 acres
6	80	78.3				1.7	Tillable 80 acres
7	53.4	49.5				3.9	Tillable field
8	125.2		78.6	46		0.6	Mixed pasture and wooded
9	28	26.4				1.6	All tillable field
10	40		39.1			0.9	Pasture or recreational
11	28	27.1				0.9	Hayfield/tillable
12	92.7	44	46		0.4	2.3	Large pasture with handling center, convertible to tillable
13	51.1	30.5		20.6		0	Mixed tillable and woods
14	52.7	30		22.7		0	Mixed tillable and woods
15	19.1		10.1	8.5		0.5	Pasture and woods
TOTAL	882.6	361.7	310.2	186.9	5.4	18.4	

Location



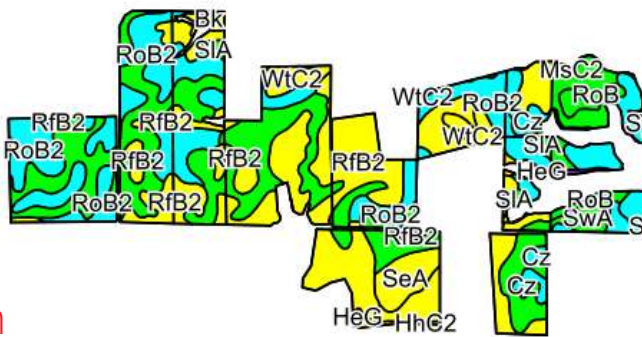
Location

Located along East 500 North and N 1100 East, close to the Wabash River in Otterbein, Indiana



Zoning

Agricultural and Wooded



Topography

Rolling with the exception of being level on Tract C and J

Soil Information

SOIL DESCRIPTION		ACRES		CORN	SOYBEANS
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	96.79		133	47
SIA	Starks silt loam, till substratum, 0 to 2 percent slopes	91.17		160	52
RoB2	Rockfield silt loam, 2 to 6 percent slopes, eroded	72.91		141	50
CdB2	Camden silt loam, till substratum, 2 to 6 percent slopes, eroded	21.28		144	49
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	13.00		140	49
RoB	Rockfield silt loam, 1 to 3 percent slopes	12.56		136	48
WtC2	Williamstown-Rainsville silt loams, 6 to 12 percent slopes, eroded	10.54		122	43
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	9.03		155	51
SeA	Shadeland variant silt loam, 0 to 2 percent slopes	8.98		102	32
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	6.45		185	65
HhB2	High Gap variant loam, 2 to 6 percent slopes, eroded	5.81		102	36
CbA	Camden silt loam, 0 to 2 percent slopes	3.46		156	54
CbB2	Camden silt loam, 2 to 6 percent slopes, eroded	2.66		141	50
Md	Mahalasville-Treaty complex	2.41		185	53
Bk	Beckville loam, occasionally flooded	1.41			
SyF	Strawn-Rodman complex, 18 to 50 percent slopes	1.41			
HeG	Hennepin loam, 25 to 50 percent slopes	0.68		14	5
HhC2	High Gap variant loam, 6 to 12 percent slopes, eroded	0.29		92	32
ShB	Shadeland silt loam, 1 to 4 percent slopes	0.22		126	41
Cs	Comfrey loam, stratified substratum, frequently flooded, undrained	0.19			
WpG	Weikert Variant fine sandy loam, 35 to 80 percent slopes, very bouldery	0.19			
MsC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.19		133	47
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	0.17		138	46
WEIGHTED AVERAGE (WAPI)				141.5	48.5



School District

Warren Township



Taxes

Currently Exempt

OPEN HOUSE DATES

- September 11, 2021**
Noon - 4:00 PM
- September 14, 2021**
3:00 PM - 6:00 PM