

Auction

Center Township • Wayne County

March 18th • 6:30 PM

Golay Community Center • 1007 E Main St • Cambridge City, IN 47327

On-Site Inspection: March 1st • 10 AM - 12 PM

98^{+/-} Acres • 3 Tracts

62^{+/-} Tillable • 33.5^{+/-} Wooded

**Farmland • Recreational Land
Potential Building & Pond Sites**

PROPERTY DETAILS:

LOCATION: 2 miles west of Centerville,
on the south side of US 40 at the "T"
with Mineral Springs Rd

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOL DISTRICT: Centerville-Abington
Community Schools

ANNUAL TAXES: \$2,245.24

TRACT DETAILS:

TRACT 1: 50^{+/-} Total Acres
46^{+/-} Tillable, 3.5^{+/-} Wooded

TRACT 2: 45^{+/-} Total Acres
14^{+/-} Tillable, 30^{+/-} Wooded

TRACT 3: 3^{+/-} Total Acres
2^{+/-} Tillable, 1^{+/-} Acre with Outbuilding

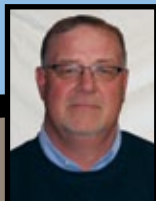


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Owners: Samuel L. & Carmen L. Price

HALDERMAN
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SERVICES

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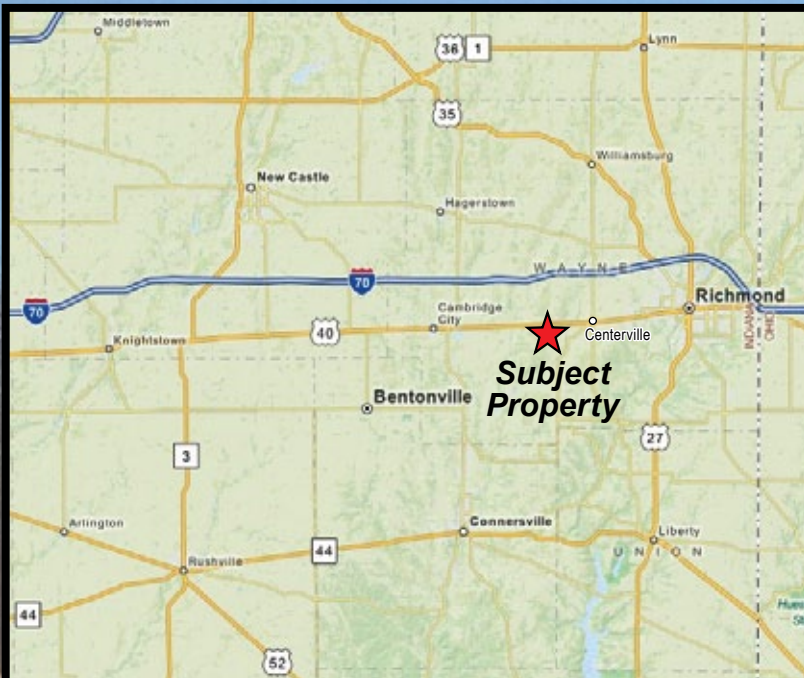
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OUTBUILDINGS:

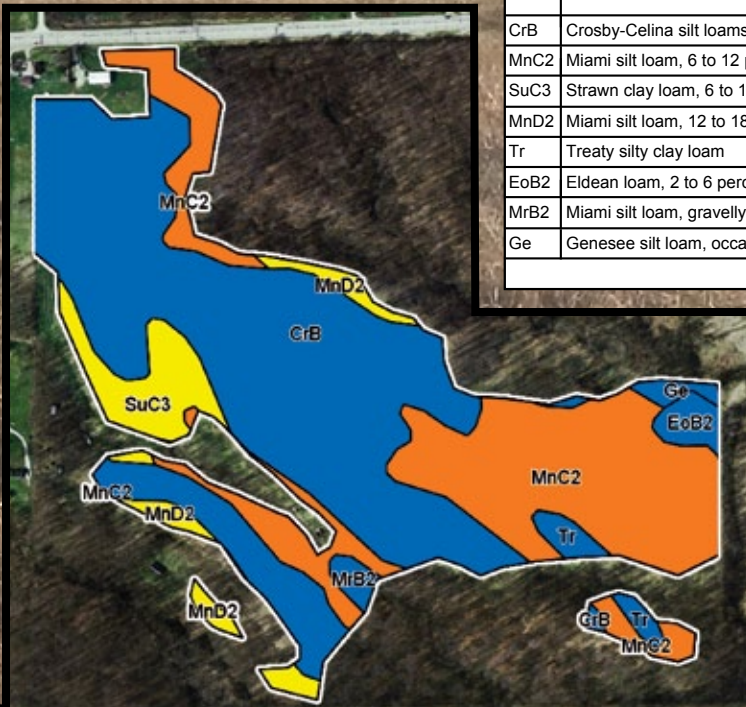
TRACT 1: 40' x 40' Pole Building

TRACT 2: 24' x 58' Pole Barn,
14' x 30' Pole Barn (open to the south)

TRACT 3: 42' x 80' Pole Barn
with $\frac{3}{4}$ concrete floor & electric
Well - 170' deep w/ 5" diameter



Pole Barn on Tract 3



Code	Soil Description	Acres	Corn	Soybeans
CrB	Crosby-Celina silt loams, 1 to 4 percent slopes	33.63	137	46
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	19.44	130	46
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	3.55	125	44
MnD2	Miami silt loam, 12 to 18 percent slopes, eroded	1.96	115	40
Tr	Treaty silty clay loam	1.06	185	53
EoB2	Eldean loam, 2 to 6 percent slopes, eroded	0.99	95	33
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	0.56	130	46
Ge	Genesee silt loam, occasionally flooded	0.49	125	44
Weighted Average		133.4	133.4	45.6

SOILS INFORMATION

FSA DATA

Corn Base: 1.3 Acres

DP Yield: 110 bu/ac, CC Yield: 48 bu/ac

Wheat Base: 2.8 Acres

DP Yield: 48 bu/ac, CC Yield: 110 bu/ac



Online Bidding
is Available



VISUAL TOUR AVAILABLE ONLINE

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015 HRES IN Auct. Lic. #AC69200019

1% Buyer's Premium

COMPLETE TERMS & CONDITIONS AVAILABLE AT WWW.HALDERMAN.COM