

"Farm & Transitional
Real Estate Specialists
Since 1930"
800.424.2324
www.halderman.com

Open House Dates:
10/30 • 4:00 - 6:00 PM
11/ 3 • 2:00 - 4:30 PM

NOVEMBER 27 - 6:30 PM
AUCTION

Wayne Township
Hamilton County, IN

GOOD FARMLAND & COUNTRY HOME

AUCTION

NOVEMBER 27 - 6:30 PM
Hamilton Co Fairgrounds • Noblesville, IN

**133+/- Acres
3 Tracts**

**GOOD
FARMLAND
CLOSE TO
INDIANAPOLIS**

Wayne Township
Hamilton County, IN

**1.5 Story Home
Bank Barn & Outbuildings**

John Miner
Greentown, IN
765.628.7278
johnm@halderman.com

Ty Rinehart
Westfield, IN
317.710.1021
tyr@halderman.com

800.424.2324
www.halderman.com

HALDERMAN
REAL ESTATE
SERVICES
HLS# JMM-11043 (12)

AUCTION



Tuesday, November 27 - 6:30 PM

Hamilton County Fairgrounds • Annex Building
2003 Pleasant St • Noblesville, IN 46060

Open House Dates:
October 30 • 4:00 - 6:00 PM
November 3 • 2:00 - 4:30 PM
16557 East 169th Street
Noblesville, IN 46060

133+/- Total Acres • 3 Tracts

Wayne Township, Hamilton County, IN



**108+/- Tillable Acres
1.5 Story Home with Bank Barn**



John Miner
Greentown, IN
765.628.7278
johnm@halderman.com



Ty Rinehart
Westfield, IN
317.710.1021
tyr@halderman.com

OWNERS:
HOUSTON AND MARY ELLA
ROOP FARM

HALDERMAN
REAL ESTATE
SERVICES
HLS# JMM-11043 (12)
800.424.2324 | www.halderman.com

PROPERTY INFORMATION

LOCATION: East of Noblesville on the west side of Atlantic Road and the south side of 169th Street. Home is located at 16557 East 169th Street, Noblesville, Indiana, 46060.

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Hamilton Southeastern

ANNUAL TAXES: \$5,273.20

ANNUAL DITCH ASSESSMENT: \$279.00

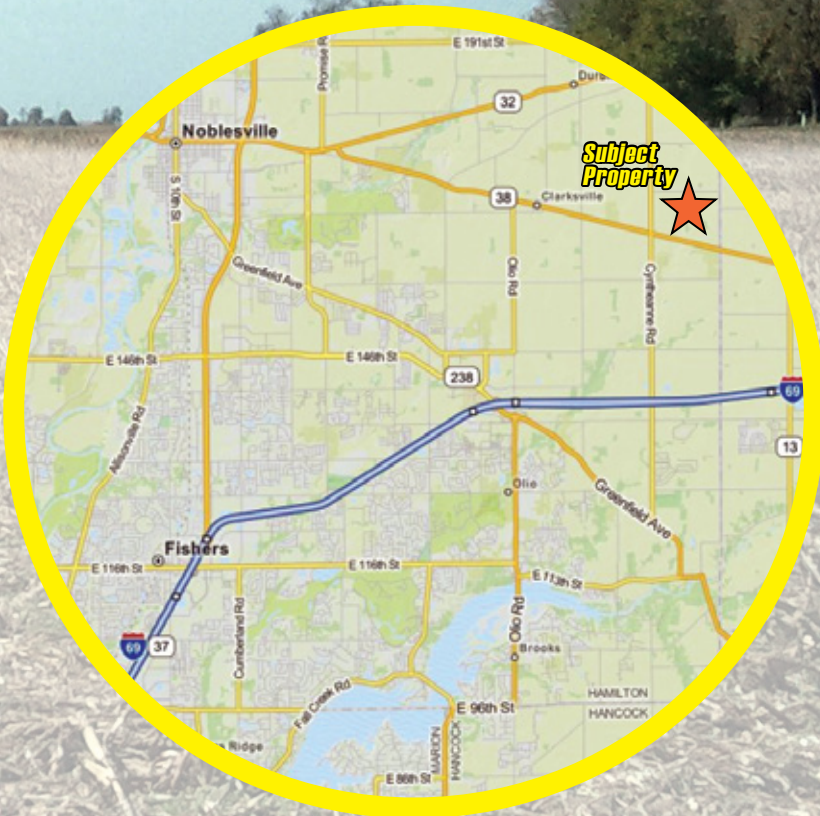


TRACT 1: 103+/- Acres Total, 89+/- Tillable

TRACT 2: 20+/- Acres Total, 17+/- Tillable

TRACT 3: 10+/- Acres Total, 2+/- Tillable

This tract includes a 2,184 square foot, 1.5 story, seven room home with two enclosed porches, five bedrooms, bath, living room, kitchen/dining room combination and a two-car garage. This tract also has a bank barn and other outbuildings.



FSA DATA:

CORN BASE: 55 Acres **SOYBEAN BASE:** 54 Acres

DP Yield: 115 bu/ac **DP Yield:** 37 bu/ac

CC Yield: 136 bu/ac **CC Yield:** 44 bu/ac

SOILS 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	Winter wheat
CrA	Crosby silt loam, 0 to 3 percent slopes	49.9	140	46	63
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	21.6	140	49	63
Pn	Patton silty clay loam	17.6	175	49	70
Br	Brookston silty clay loam	7.6	175	49	70
Wh	Whitaker loam	4.5	155	51	70
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.3			
MmA	Miami silt loam, 0 to 2 percent slopes	2.4	145	51	65
FxC3	Fox clay loam, 8 to 18 percent slopes, severely eroded	1.1	65	23	33
Ge	Genesee silt loam	0.3	120	42	
Weighted Average			144	46	62.6



Online Bidding is Available
at www.halderman.com

Open House Dates:
October 30 • 4:00 - 6:00 PM
November 3 • 2:00 - 4:30 PM

16557 East 169th Street
Noblesville, IN 46060

AUCTIONEER: CHAD METZGER,
IN Auct. Lic. #AU10200057



FOR COMPLETE TERMS & CONDITIONS, PLEASE SEE OUR WEBSITE:

www.halderman.com