

AUCTION

Shawswick Twp, Lawrence Co

Real Estate & Personal Property

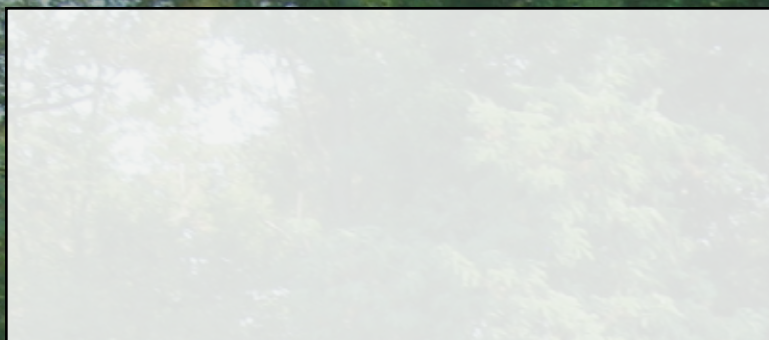
18.33^{+/-} Acres • 2 Tracts

2,336 sq ft Home

Sept. 27 • 6:30 PM

Open Houses: Sunday, September 9 & 16 • 1:00-4:00 PM

3 Bedroom Limestone Home with Acreage



Shawswick Township, Lawrence County

September 27 • 6:30 PM

Open Houses: Sunday, September 9 & 16 • 1:00-4:00 PM

On-Site: 2247 E US 50 • Bedford, IN 47421

3 Bedroom Limestone Home with Acreage

18.33^{+/-} Acres • 2 Tracts

12^{+/-} Pasture • 3^{+/-} Woods • 2.33^{+/-} Home

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Shawswick Township, Lawrence County

3 Bedroom Limestone Home with Acreage



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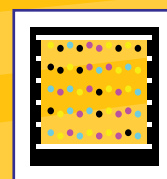
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Personal Property Items to be Sold
(Immediately following the Real Estate Auction)

- Wood Lathe
- Radial Arm Saw
- Table Saw
- Compound Mitre Saw
- Shaper Router & Bits
- 6" Wide Edger-Joiner
- Two Simplicity Mowers
- & Various Hand Tools

Property Information

Location: 3 Miles east of Bedford on US 50.
Approximately .5 mile west of CR 350 E.

Zoning: Residential

Topography: Gently Rolling

Taxes: \$3,300.

Schools: North Lawrence Community

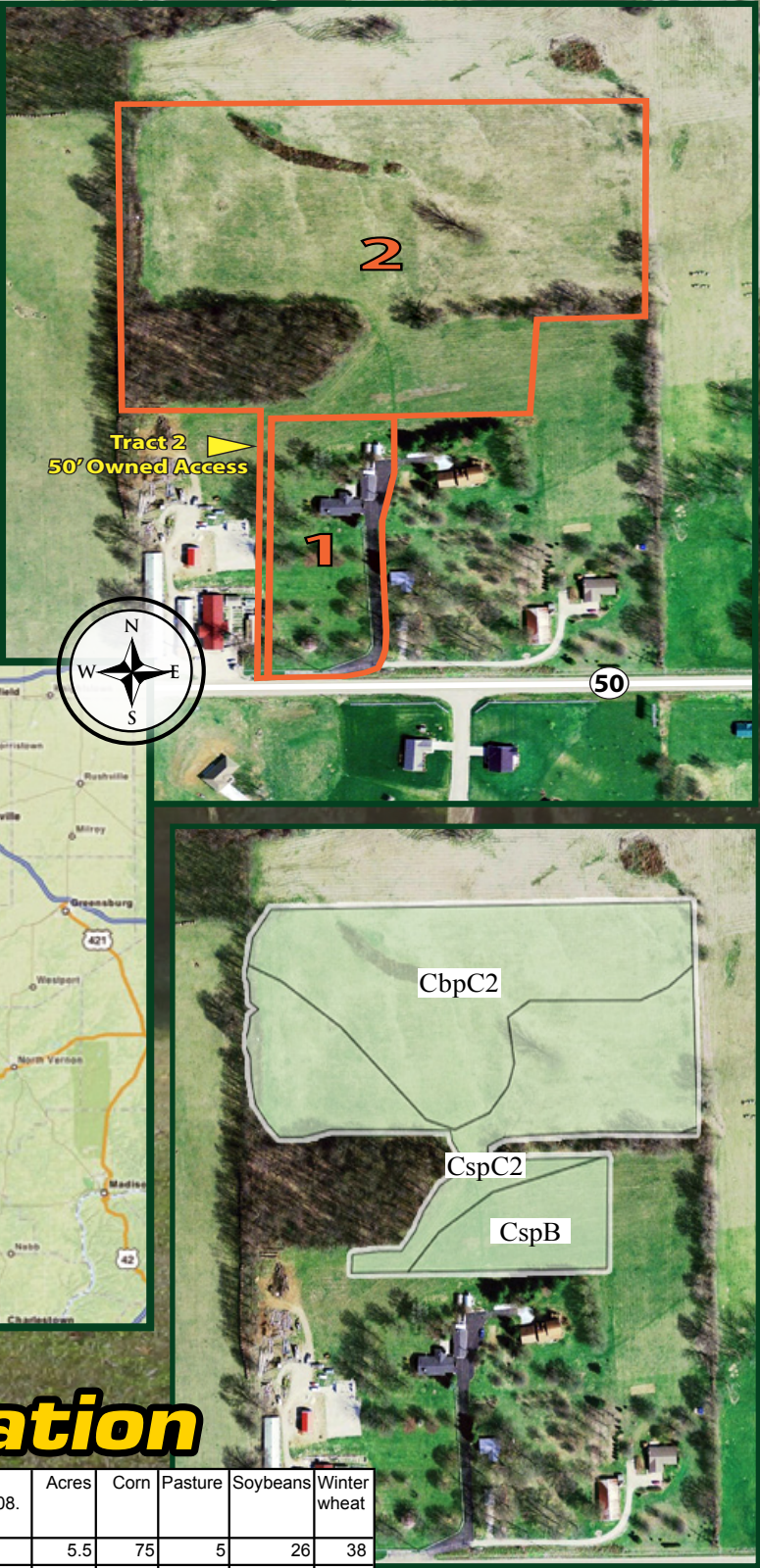
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Tract Information

Tract 1: 2.33[±] Acre homesite, located at 2247 E US 50, Bedford, Indiana, features a 2,366 square foot Limestone ranch home with a full basement. This home is nestled among mature trees and is easily accessible from a shared paved drive just off US 50.

- 3 bedroom, 2.5 bath, Formal Living Room, Dining Room, Large Family Room and Den
- Kitchen has custom cabinets and a stove top island
- Cedar Lined Closets
- Central Air
- 4 Fireplaces
- Detached 2 car garage and 2 adjoining Shop Buildings

Tract 2: 15[±] Acres, 12[±] pasture/hay and 3[±] woods.
Potential homesite.



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	Pasture	Soybeans	Winter wheat
CbpC2	Caneyville silt loam, 6 to 12 percent slopes, eroded	5.5	75	5	26	38
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	5	140	9.2	49	70
CspB	Crider silt loam, 2 to 6 percent slopes	1.5	150	9.9	53	75
Weighted Average			111.3	7.3	38.9	55.9



Online Bidding is Available at www.halderman.com

Owner: Leahy Properties, LLC

Auctioneer: Chad Metzger, IN Auct. Lic. # AU10200057

