

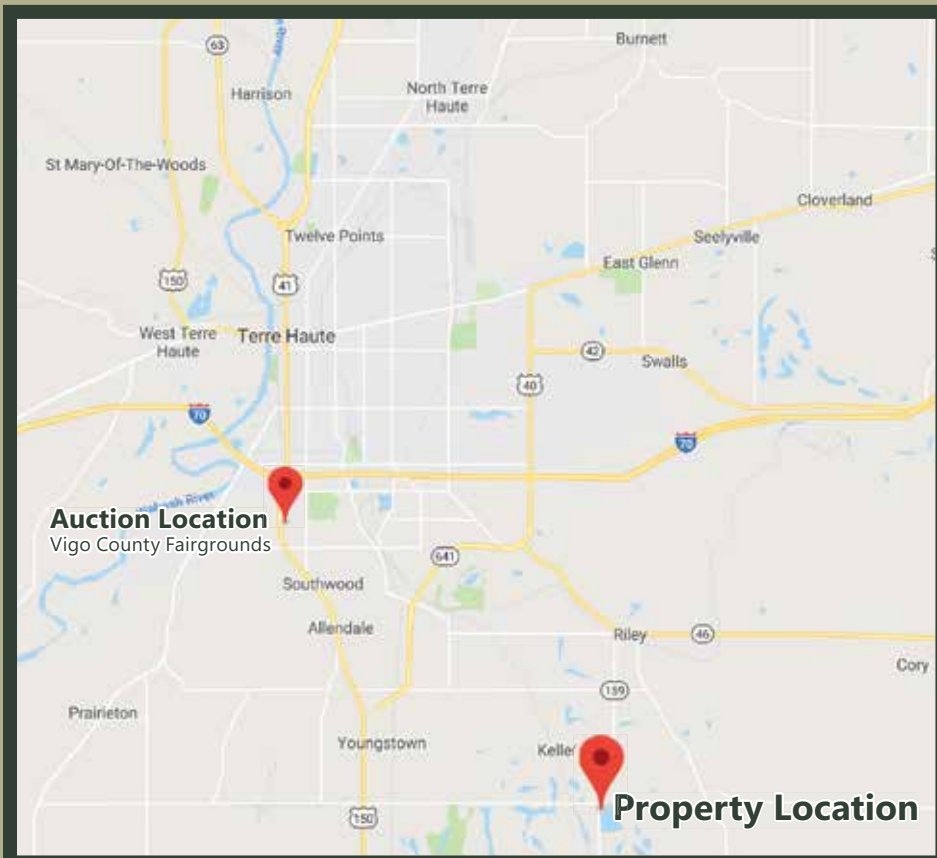
Riley & Pierson Township
Vigo County

Auction

408± Acres

8 Tracts

Cropland - Recreational - Home & Buildings
February 21st - 6:30 P.M.
Vigo County Fairgrounds



Property Information

Location
3 miles south of Riley along both sides of SR 159; 8 miles southeast of Terre Haute

Zoning
Agricultural, RR-Rural Residential

Topography
Level to Gently Rolling

School District
Vigo County School Corporation

Open Houses

February 3
1 - 3 p.m.

February 12
3 - 5 p.m.

PLACE BID

Online Bidding
Available

Terms & Conditions available
at halderman.com.



Todd Litten
Ellettsville, IN
812.327.2466
todd@halderman.com



Owner: Donald E Smith Trust
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# TML-12289 (19)

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Riley & Pierson Township
Vigo County

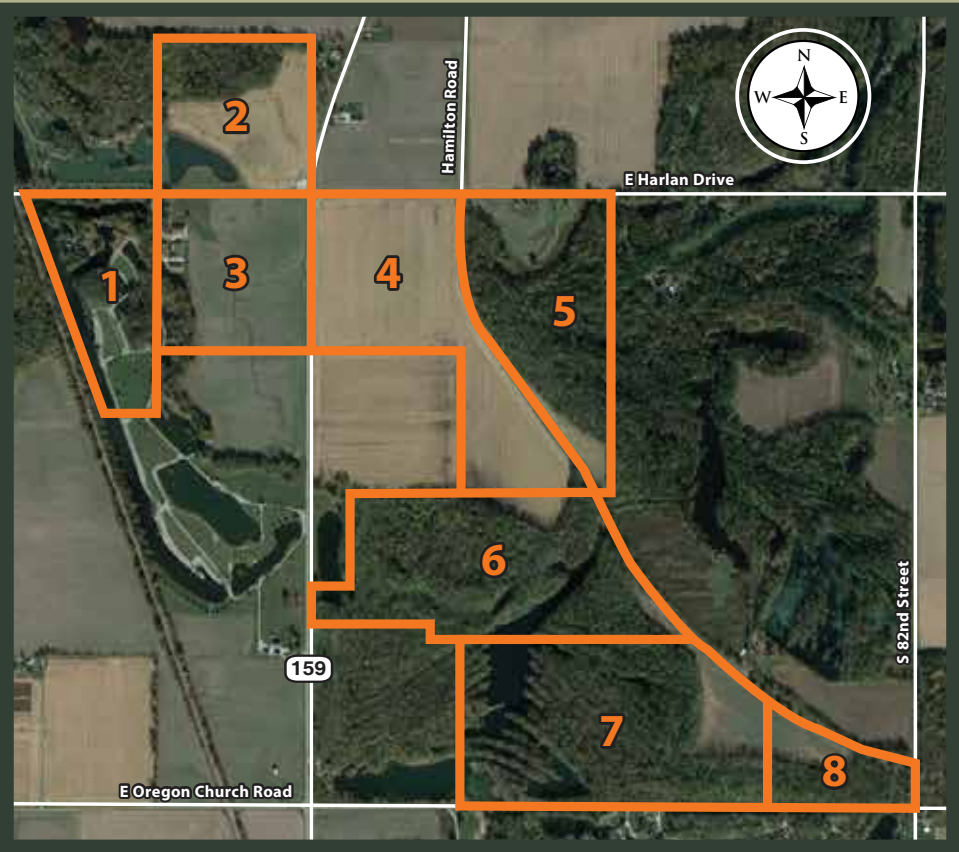
Auction

February 21st - 6:30 P.M.
Vigo County Fairgrounds, 3901 US 41, Terre Haute, IN 47802

408± Acres

8 Tracts

*Cropland - Recreational
Home & Buildings*



Tract Breakdown

Tract 1: 37.2+/- Acres

15.5+/- Wooded, 2+/- Building Site, 11.5+/- Pond/Lake, 6+/- Pasture, 2.2+/- Other

Tract 2: 40+/- Acres

20.4+/- Tillable, 12.5+/- Wooded, 1+/- Building Site, 2.9+/- Pond/Lake, 2+/- Pasture, 1.2+/- Other

Tract 3: 40+/- Acres

28+/- Tillable, 4.5+/- Wooded, 2.5+/- Building Site, 0.5+/- Pond/Lake, 3+/- Pasture, 1.5+/- Other

Tract 4: 64+/- Acres

63+/- Tillable, 1+/- Other

Tract 5: 58+/- Acres

11+/- Tillable, 41+/- Wooded, 4+/- Pasture, 2+/- Other

Tract 6: 76.22+/- Acres

2+/- Tillable, 70+/- Wooded, 2.5+/- Pond/Lake, 1.72+/- Other

Tract 7: 76.5+/- Acres

10+/- Tillable, 54.5+/- Wooded, 11+/- Pond/Lake, 1+/- Other

Tract 8: 16.4+/- Acres

5+/- Tillable, 10.4+/- Wooded, 1+/- Other

Total: 408.32+/- Acres

139.4+/- Tillable, 208.4+/- Wooded, 5.5+/- Building Site, 28.4+/- Ponds/Lakes, 15+/- Pasture, 11.62+/- Other



Tract 3 Includes 5 Barns & 1 Shed

- 50' x 100' stucco exterior with electric heat
- 60' x 104' wood siding exterior pole construction with electric heat
- 60' x 104' wood siding exterior pole construction with electric heat
- 24' x 40' metal siding exterior pole construction
- 60' x 104' wood siding exterior pole construction with PTAC heat pump
- 24' x 28' wood siding pole construction shed with PTAC heat



Tract 1 Includes

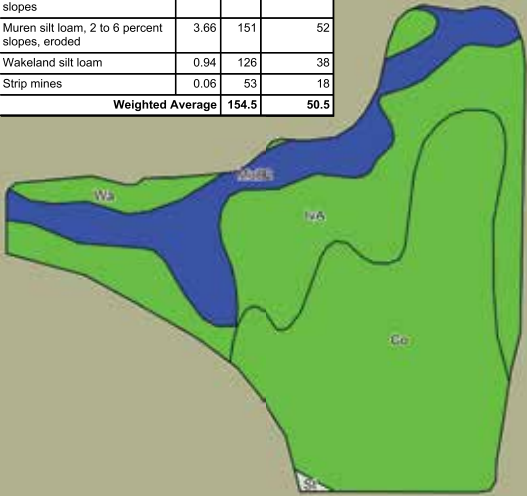
- 1,773 square foot home with dock overlooking the lake.



Soil Information

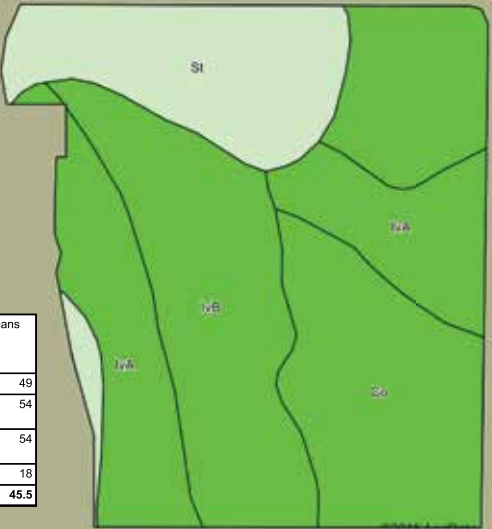
Tract 2

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
Co	Cory silt loam	9.46	153	49
IvA	Iva silt loam, 0 to 2 percent slopes	6.35	164	54
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	3.66	151	52
Wa	Wakeland silt loam	0.94	126	38
St	Strip mines	0.06	53	18
Weighted Average		154.5	50.5	



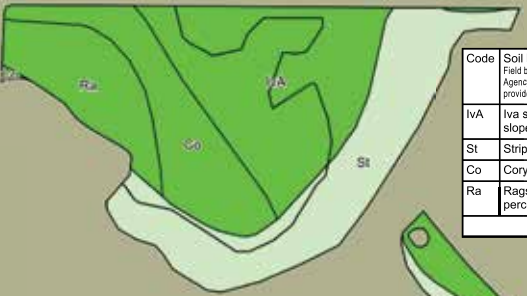
Tract 3

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
Co	Cory silt loam	10.63	153	49
IvB	Iva silt loam, 2 to 4 percent slopes	8.18	165	54
IvA	Iva silt loam, 0 to 2 percent slopes	7.84	164	54
St	Strip mines	6.34	53	18
Weighted Average		139.4	45.5	



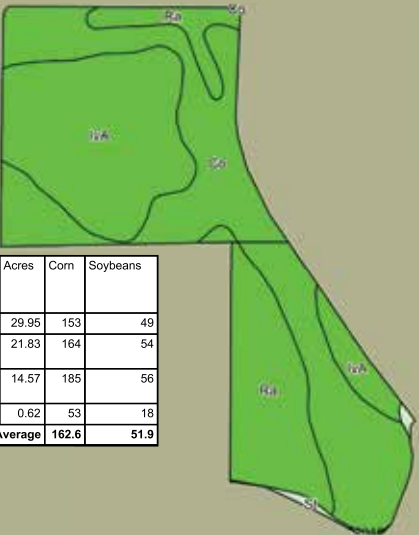
Tract 5

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
IvA	Iva silt loam, 0 to 2 percent slopes	4.14	164	54
St	Strip mines	3.80	53	18
Co	Cory silt loam	2.21	153	49
Ra	Ragsdale silt loam, 0 to 2 percent slopes	1.69	185	56
Weighted Average		129.3	41.8	



Tract 4 & west part of Tract 6

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
Co	Cory silt loam	29.95	153	49
IvA	Iva silt loam, 0 to 2 percent slopes	21.83	164	54
Ra	Ragsdale silt loam, 0 to 2 percent slopes	14.57	185	56
St	Strip mines	0.62	53	18
Weighted Average		162.6	51.9	



East part of Tract 6 & Tracts 7-8

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
Co	Cory silt loam	14.72	153	49
St	Strip mines	2.73	53	18
IvA	Iva silt loam, 0 to 2 percent slopes	2.51	164	54
Weighted Average		140.7	45.4	

