

# LAND AUCTION

Shelby Township • Tippecanoe County • Indiana



Round Grove Township • White County • Indiana

## 311<sup>±</sup> Acres 4 Tracts

### Premium Quality Farmland Excellent Investment Opportunity

## November 14 • 6:30 p.m, EST

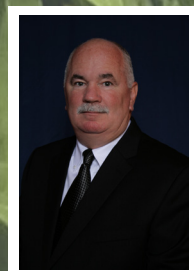
Otterbein Community Center

111 S Main St., Otterbein, IN 47970

Steve Wright

765.426.1782

swright@farmfirstllc.com



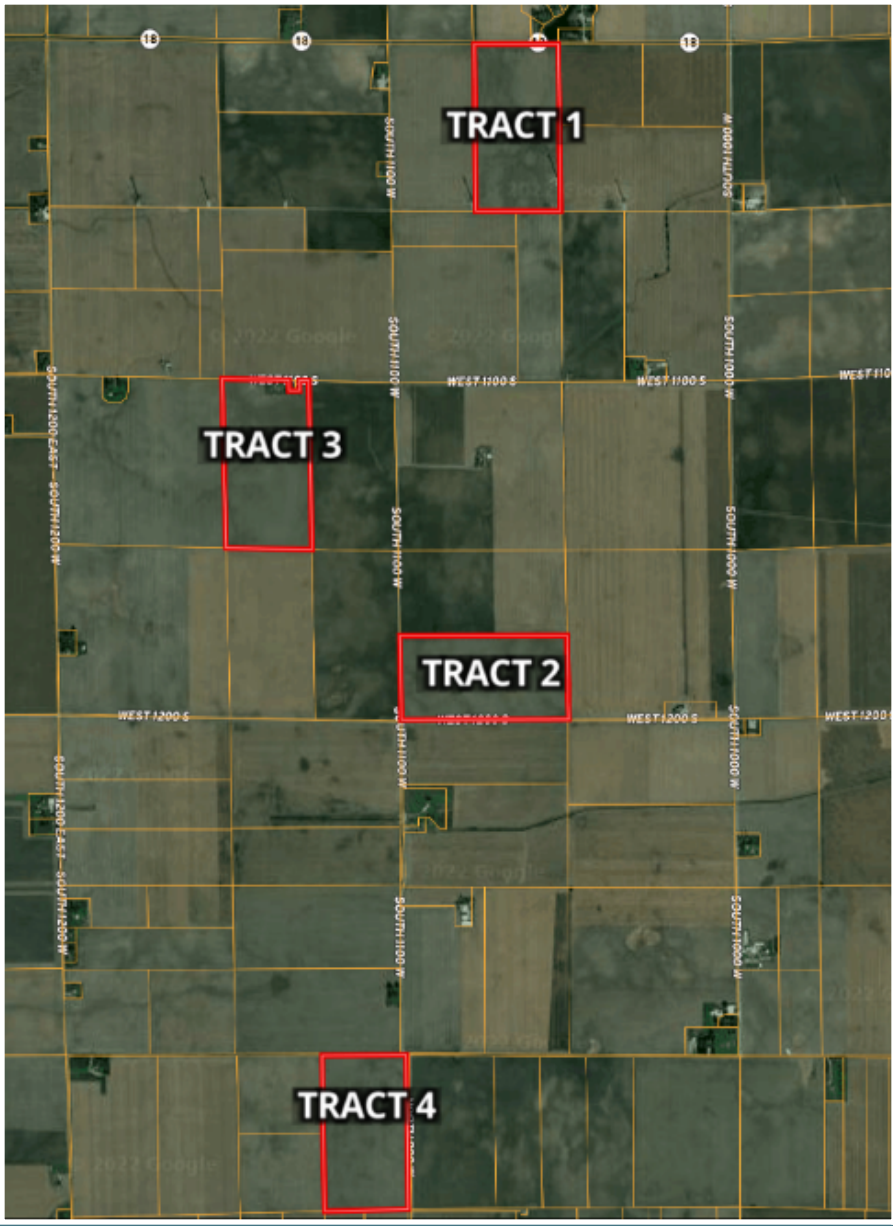
John Bechman

765.404.0396

jbechman@halderman.com



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



# Property Information

### Location

Round Grove Twp in White Co.  
Shelby Twp in Tippecanoe Co.

### Zoning

Agricultural

### Topography

Nearly flat

### Wind Energy

Income-producing wind lease  
on Tract 1

**Property Taxes:** \$6,310

**Ditch Assessment:** \$385

### Possession at closing

**More information available  
at [halderman.com](http://halderman.com) &  
[farmfirstllc.com](http://farmfirstllc.com)**

Owner: Belle Moore Sheetz Trust



1



2



3



4

### Tract 1: 80 acres

Round Grove Twp, White Co.  
Highly productive soils, nearly all tillable  
Income-producing windmill lease included

### Tract 2: 80 acres

Round Grove Twp, White Co.  
Highly productive soils, nearly all tillable  
Near new county tile main

### Tract 3: 77.4 acres

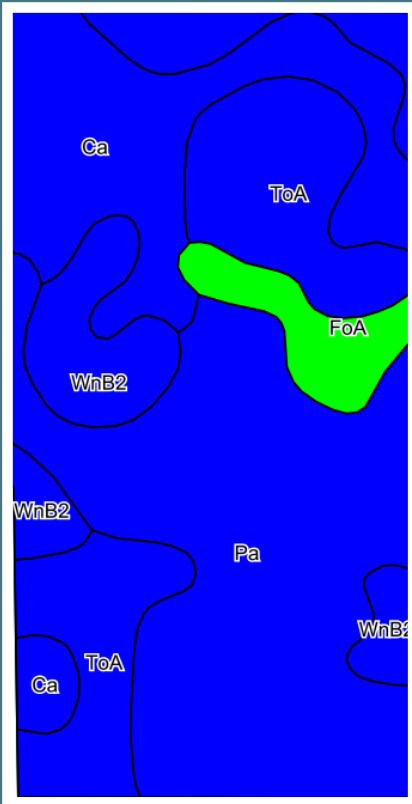
Round Grove Twp, White Co.  
Highly productive soils, nearly all tillable  
Tract has 3 acres sold off the north end for 2 houses.

### Tract 4: 74 acres

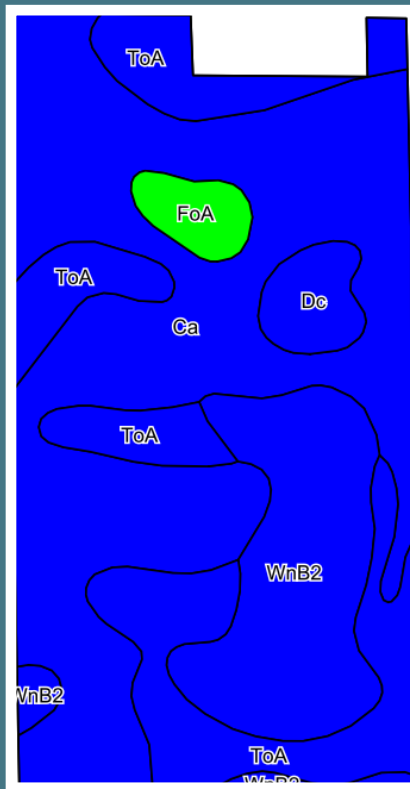
Shelby Twp, Tippecanoe Co.  
Highly productive soils, nearly all tillable

Online bidding  
also available at  
[halderman.com](http://halderman.com)

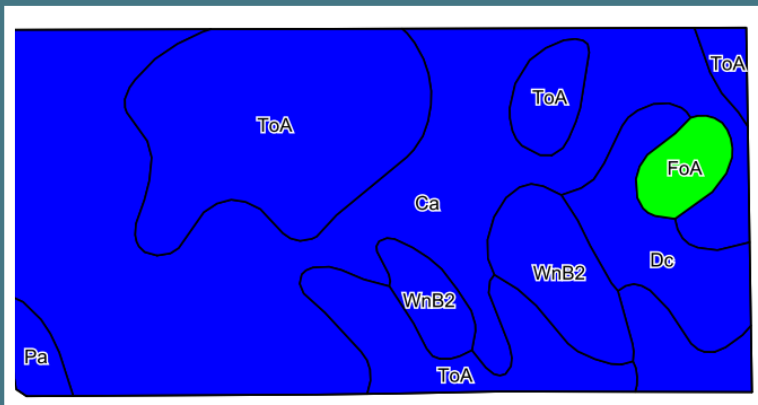
# SOIL DATA



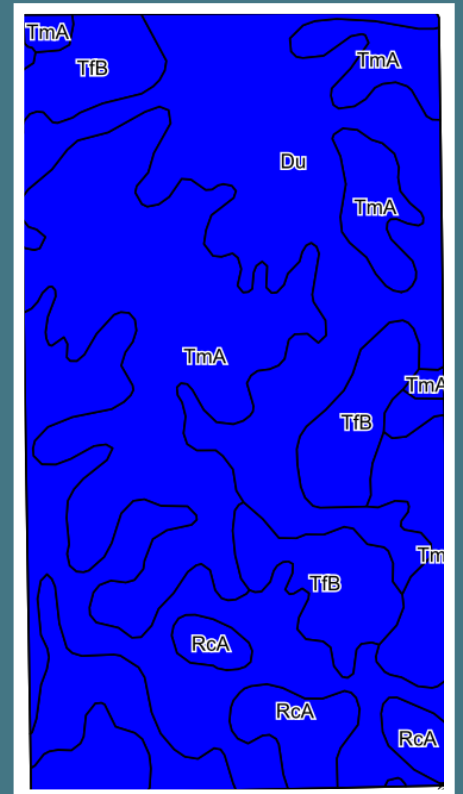
TRACT 1



TRACT 3



TRACT 2

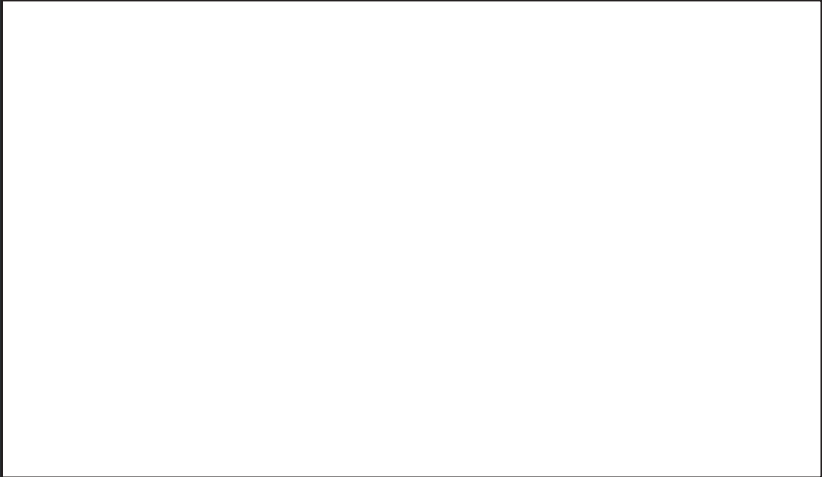


TRACT 4

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans	
Ca	Chalmers silty clay loam	99.26	32.0%		Ilw	185	53	77	79	
ToA	Toronto silt loam, 0 to 1 percent slopes	57.18	18.4%		Ilw	165	52	90	76	
Pa	Pella silty clay loam	35.99	11.6%		Ilw	175	49	78	86	
Du	Drummer soils	34.19	11.0%		Ilw	175	49	93	77	
WnB2	Wingate Variant silt loam, 1 to 6 percent slopes, eroded	28.14	9.1%		Ile	150	51	87	74	
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	24.67	7.9%		Ilw	156	50	93	78	
Tfb	Throckmorton silt loam, 1 to 3 percent slopes	8.43	2.7%		Ile	145	49	90	76	
Dc	Darroch silt loam	8.13	2.6%		Ilw	155	48	84	85	
FoA	Foresman silt loam, 0 to 2 percent slopes	7.79	2.5%		I	160	52	77	80	
RcA	Raub-Brenton complex, 0 to 1 percent slopes	6.72	2.2%		Ilw	168	52	94	81	
<b>Weighted Average</b>						<b>1.97</b>	<b>170.7</b>	<b>51.2</b>	<b>*n 84.4</b>	<b>*n 78.7</b>



P.O. BOX 661  
OTTERBEIN, IN 47970



# AUCTION

November 14 • 6:30 p.m. EST • Otterbein Community Center  
Premium Quality Farmland in White and Tippecanoe Counties



## 311+ Acres in 4 tracts



Auctioneer: Russell D. Harmeyer, IN Auct. Lic. #AU10000277, IL. Auct. Lic. #441.002337  
HRES IN Lic. #AC69200019, F. Howard Halderman, RE Managing Broker IL Lic. #417.013288

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