

PRODUCTIVE TILLABLE FARMLAND

3 TRACTS • TIMBER
WELLS COUNTY, IN

128.76^{+/-} ACRES



ONLINE AUCTION

at halderman.com

TUESDAY, APRIL 9TH | 4:00 PM - 6:00 PM ET

HUNTING • RECREATION • POND • BUILDING POTENTIAL
LOCATED NORTH OF UNIONDALE, IN • UNION TOWNSHIP



HALDERMAN

REAL ESTATE & FARM MANAGEMENT



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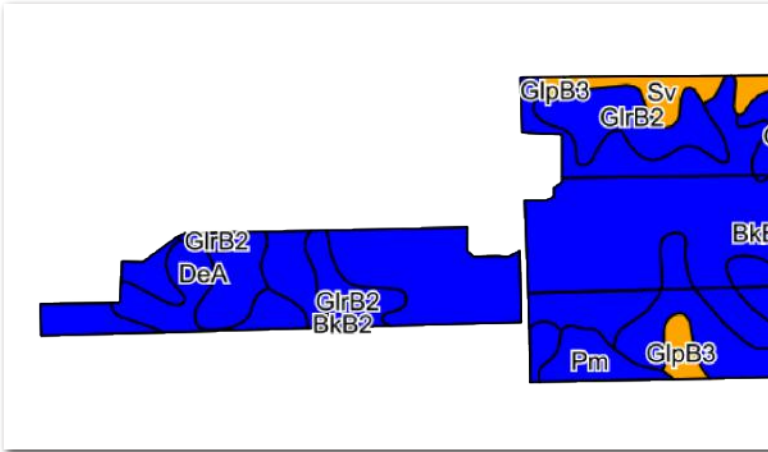
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128.76+/- ACRES • WELLS CO, IN • TILLABLE • HUNTER
TIMBER • POND • RECREATION • BUILDING POTENTIAL



SOIL MAP		
KEY	SOIL DESCRIPTION	
	BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded
	GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, ero
	Pm	Pewamo silty clay loam, 0 to 1 percent slopes
	DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes
	Sv	Sloan silty clay loam, 0 to 1 percent slopes, frequently flood
	GlpB3	Glynwood clay loam, end moraine, 2 to 6 percent slopes, se



64.5+/- Acres
64+/- Tillable • 0.5+/- Non-Tillable



33+/- Acres 21.8+/- Woods • 2.3+/- Pond
8.3+/- Tillable • 0.6+/- Non-Tillable

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PO Box 297 • Wabash, IN 46992

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3 TRACTS

128.76^{+/-}
TOTAL ACRES

TILLABLE • RECREATION • BUILDING POTENTIAL • WELLS CO

PROPERTY LOCATION

Two miles north of Uniondale, IN along 100 W and near 800 N
in Union Township, Wells County.



SCHOOL DISTRICT

Norwell Community
Schools

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

PROPERTY TYPE

Farm

ANNUAL TAXES

Tract 1: \$696

Tracts 2-3: \$1,866

DITCH ASSESSMENT

Tract 1: \$62

Tracts 2-3: \$195

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Additional information
including a drone flight are
available at halderman.com.

FARM: Marquis/Freije
HLS#JAJ-13211