

# FOR SALE

PRODUCTIVE IRRIGATED FARMLAND

182.54<sup>+/-</sup>  
total acres

**171.51<sup>+/-</sup> Tillable Acres**  
**75<sup>+/-</sup> Irrigated Acres**

## PROPERTY FEATURES:

- 7 center-pivot irrigation systems
- Water pumped from adjacent Pine Creek

## LOCATION

1/2 mile east of the intersection of Riley Road and Place Trail - Walkerton, IN

## ZONING

Agricultural

## TOPOGRAPHY

Level to Gently Rolling



Kelsey Sampson  
La Porte, IN  
219.608.4341  
ksampson@halderman.com



Julie Matthys  
New Carlisle, IN  
574.310.5189  
juliem@halderman.com



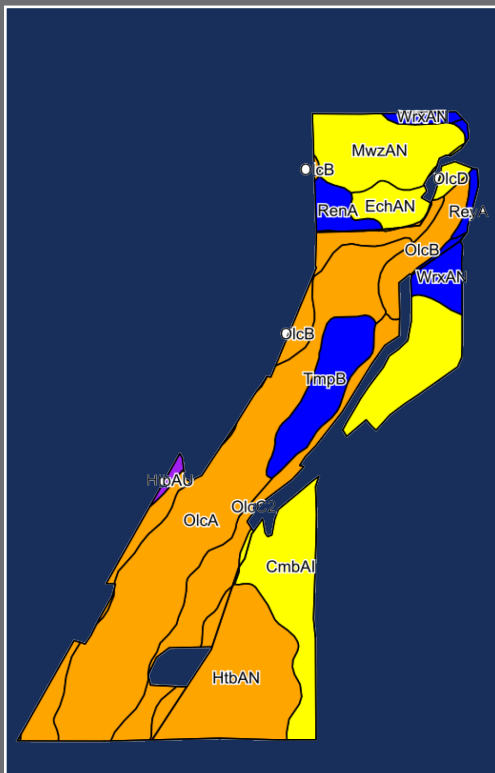
OWNER: River View Farms LLC  
**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

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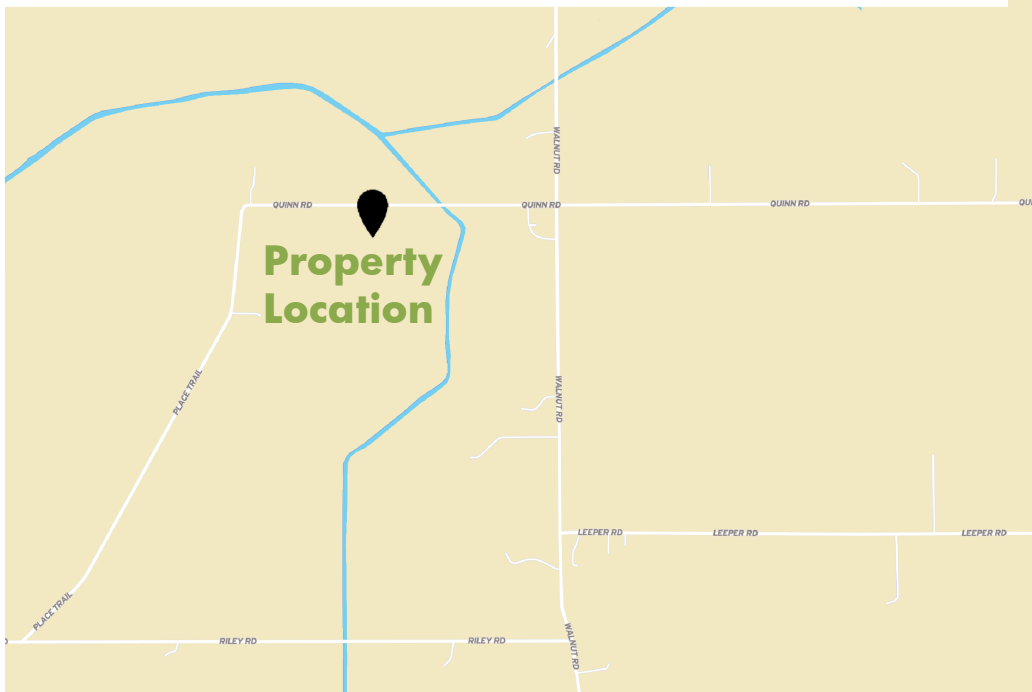
HLS# KLS-12528 (20)







Code	Soil Description	Acres
<b>OlcA</b>	Oshemo sandy loam, 0 to 2 percent slopes	50.10
<b>CmbAI</b>	Cohoctah loam, 0 to 1 percent slopes, frequently flooded, brief duration	26.96
<b>HtbAN</b>	Houghton muck, drained, 0 to 1 percent slopes	23.76
<b>OlcC2</b>	Oshemo sandy loam, 5 to 10 percent slopes, eroded	22.60
<b>MwzAN</b>	Muskego muck, drained, 0 to 1 percent slopes	14.31
<b>TmpB</b>	Tracy sandy loam, 1 to 5 percent slopes	10.00
<b>OlcB</b>	Oshemo sandy loam, 2 to 6 percent slopes	7.90
<b>WrxAN</b>	Wunabuna silt loam, drained, 0 to 1 percent slopes	5.34
<b>EchAN</b>	Edwards muck, drained, 0 to 1 percent slopes	4.32
<b>RenA</b>	Rensselaer mucky loam, 0 to 1 percent slopes	3.18
<b>OlcD</b>	Oshemo sandy loam, 12 to 18 percent slopes	1.26
<b>ReyA</b>	Rensselaer loam, 0 to 1 percent slopes	1.13
<b>HtbAU</b>	Houghton muck, undrained, 0 to 1 percent slopes	0.65



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\*COVID-19 SAFETY DETAILS CAN BE VIEWED AT [WWW.HALDERMAN.COM](http://WWW.HALDERMAN.COM)

