

2,100 Head Turnkey Dairy Farm

63+/- TOTAL ACRES

AUCTION

HOPEWELL TWP • MERCER COUNTY • OHIO

JUNE 29, 2016 • 1:00 PM

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, OH Auct. Lic. #2001014575

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, OH Auct. Lic. #2004000060) will offer this property at private auction on June 29, 2016. At 1:00 PM, the dairy facility with 63.626 acres, will be sold at the Mercer County Central Services Building, Celina, OH. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. The auctioneer will settle any disputes as to bids and his decision will be final. The sale shall be conducted in all respects in accordance with the Order of the Common Pleas Court of Mercer County, Ohio authorizing the sale of the subject property free and clear of liens, claims and encumbrances. The terms of sale are set forth in the Court's Order and the Bid Procedures and Assets Purchase Agreement approved by the Court. Contact Brett Salyers, Receiver, at 419-806-5643 to obtain the asset purchase agreement and bidding procedures to pre-register for the private auction. Bidders must pre-register before June 24, 2016.

ACREAGE: The acreages listed in this brochure are estimates taken from the county auditor records, FSA records and/or aerial photos.

APPROVAL OF BIDS: The Seller reserves the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a Receiver's Deed at closing.

CLOSING: The closing shall occur within 10 days after a final court order approving the sale, as set forth in the approved Assets Purchase Agreement.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: 2015 due 2016 Real estate taxes are \$33,036.94. Seller will pay taxes prorated to the day of closing. Buyer(s) will pay taxes prorated from the date of closing and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Seller disclaims any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Seller.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Seller or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Seller and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.



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Mercer County Central Services Building
220 W Livingston St, Room B-195 • Celina, OH 45822

63+/- TOTAL ACRES

47+/- Acre Dairy Operation • 16+/- Tillable Acres



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HALDERMAN
REAL ESTATE
SERVICES
HLS# PJK-11791 (16)

800.424.2324 | www.halderman.com
Owner: Heartland Dairy Holdings, LLC
Brett Salyers, Receiver

**Ryan Miltner and
Kristine Reed**
The Miltner Law Firm, LLC
NEW KNOXVILLE, OH
(866) 740-5219
Counsel for Receiver



2011 Claas 980 Chopper
with heads



2011 CAT 930H Wheelloader



2011 Deutz Fahr M650



Triolet Mixer 1,400 cu ft



1997 Freightliner FL 70
Sand Slinger



PROPERTY INFORMATION

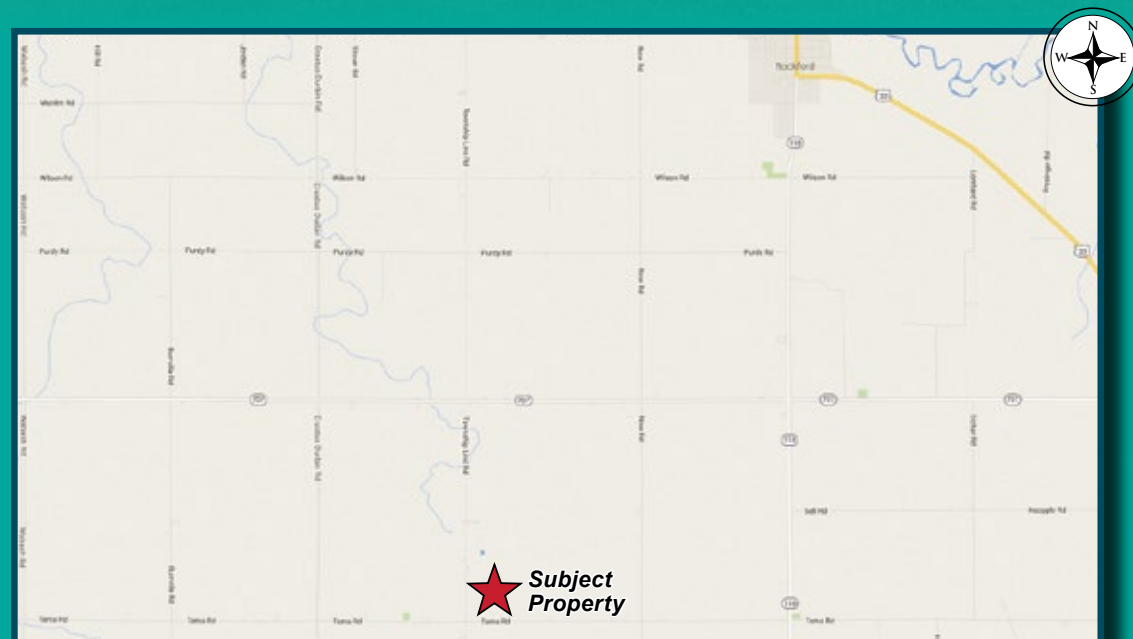
LOCATION: 5 miles southwest of Rockford, OH
3101 Tama Rd, Rockford, OH 45882

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Parkway Schools

ANNUAL TAXES: \$33,036.94



BUILDING DETAILS

DAIRY BARN & HOLDING PEN: 16,784 total sq ft consisting of a milking parlor with milk load-out room, equipment room, office, restroom, holding pen and basement.

FREESTALL BARN: 2,167 total freestalls, (2) 108' x 644' (1) 108' x 336' with a 21' x 223' calf barn, and a 15' x 24' vet room

ENCLOSED TRANSFER ALLEYS: (2) connective alleyways are each 32' x 124'

GARAGE/SHOP: 24' x 36'

MANURE DRYING BUILDING: 40' x 60'

COMMODITY BARN: 40' x 150' with (6) 15' bays for commodity storage, (2) 30' bays for hay storage, and a 20' x 40' covered area for hay storage and load-out

BUNKS: Silos are 66' x 250', 70' x 250', 66' x 171', and 140' x 250'

LAGOONS: 3.2 acre feet, 10.271 acre feet, and 14.657 acre feet

MILKING EQUIPMENT, ASSOCIATED EQUIPMENT, AND SITE IMPROVEMENTS

****Complete descriptions available online****

HERD as of 5/25/16: 1,187 Cows, 84 lbs/day*, 3.9% Butterfat*, 3.2% Protein*,
SCC 233,000* *April average