

SEALED BID AUCTION

301^{+/-} ACRES
**DEVELOPMENT LAND
& INCOME PROPERTY**

INDY METRO • HENDRICKS COUNTY

Bids Due by 5:00 PM EST on July 25, 2014

301^{+/-} ACRES • 2 TRACTS

INDY METRO • HENDRICKS COUNTY

OVER 1.4 MILES OF ROAD FRONTAGE

DEVELOPMENT LAND & INCOME PROPERTY

**Sealed Bids Due by
5:00 PM EST on July 25, 2014**



Jim Clark
765-659-4841
jimc@halderman.com

Sam Clark
317-442-0251
samc@halderman.com

HALDERMAN
REAL ESTATE
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HLS# JTC-11442 (14)
800.424.2324 | www.halderman.com

SEALED BID AUCTION

INDY METRO • HENDRICKS COUNTY • GUILFORD & WASHINGTON TWPS

301^{+/-} ACRES • 2 TRACTS

**196^{+/-} Tillable • 96^{+/-} Wooded
7.5^{+/-} Acres with Home • 1^{+/-} Acre Pond**

OVER 1.4 MILES OF ROAD FRONTAGE

DEVELOPMENT LAND & INCOME PROPERTY

Open House: July 12th • 10:00-11:00 AM
2850 S CR 600 E • Avon, IN 46123

Bids Due by 5:00 PM EST on July 25, 2014

To obtain a bid packet, please contact: Jim or Sam Clark at 765-659-4841



Jim Clark
Frankfort, IN
765-659-4841
jimc@halderman.com



Sam Clark
Noblesville, IN
317-442-0251
samc@halderman.com

Owner: Broyles Family Partnership LP

1% Buyer's Agent Commission
HALDERMAN
REAL ESTATE
SERVICES
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PROPERTY DETAILS

Location: In the northwest corner of Plainfield and the southwest corner of Avon, at the intersection of Gibbs Rd and Vestal Rd

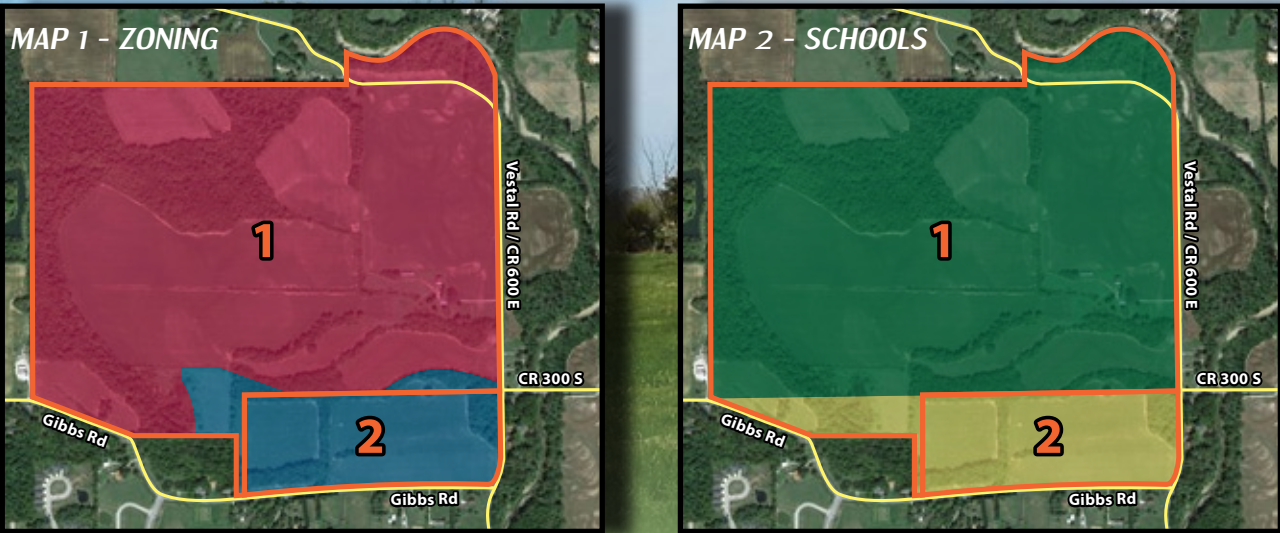
Annual Taxes: \$11,833.72

Topography: Gently Rolling

Zoning: (See Map 1) Agricultural RBZA-203

Schools: (See Map 2) Avon Community School Corporation (also designates Washington Twp)
Plainfield Community School Corporation (also designates Guilford Twp)

Utilities: Adjacent to existing Water & Sewer Lines; 0.4 miles from 30" Sewer;
1 mile from 16" High Pressure Water; Natural Gas Nearby



TERMS & CONDITIONS

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer the Broyles Family Partnership LP, containing 301.48 acres, more or less, located in Guilford and Washington Townships of Hendricks County, by sealed bid auction on July 25, 2014. Bids must be postmarked, emailed, or faxed, no later than 5:00 PM EST that day. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final.

BID FORMAT: All bids must be mailed to Jim or Sam Clark of Halderman Real Estate Services Inc., at P. O. Box 661, Frankfort, IN, 46041-0661, emailed to jimc@halderman.com or faxed to 765-659-0722. All bids must be received by 5:00 PM EST on July 25, 2014.

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

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance or if Tracts 1 & 2 are not purchased together, thus requiring new legal descriptions, a staked survey will be completed. This survey will be a standard boundary survey to determine adequate legal descriptions for title insurance and the Sellers will warrant that it will be sufficient to provide an owner's title insurance policy. The cost of this survey will be shared 50/50 by the Sellers and the Buyers(s). If any other survey is required by the Buyer(s), the Buyer(s) will pay for the expense of such survey.

DOWN PAYMENT: 10% of the bid down upon acceptance of the bid with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. Successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

DEED: The Sellers will provide a Corporate Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing and the Broker will return the Buyer's earnest money.

SEALED BID INSTRUCTIONS

To obtain a bid packet, please contact: Jim or Sam Clark at 765-659-4841
Submit bids by 5:00 PM EST on July 25, 2014 to: Jim Clark or Sam Clark
Mail to: PO Box 661 • Frankfort, IN 46041-0661 -OR- Fax to: 765-659-0722

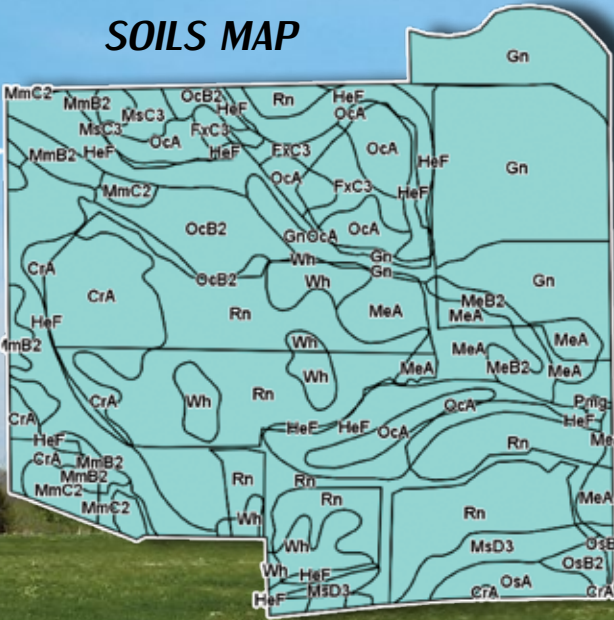
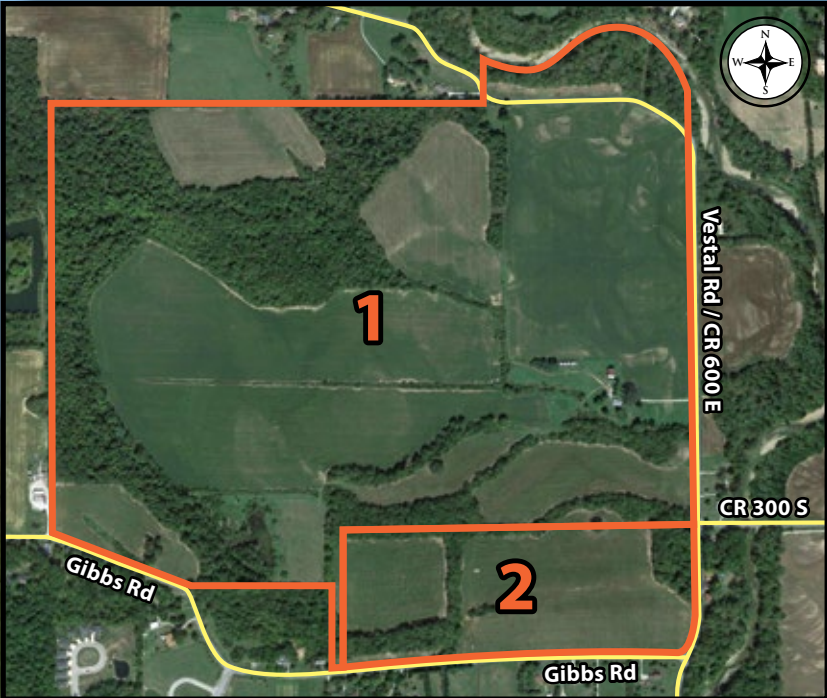


TABLE REPRESENTS TILLABLE ACREAGE ONLY

Code	Soil Description	Acre	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
Rn	Rensselaer clay loam	61.72	175	49
Gn	Genesee silt loam	42.16	130	46
CrA	Crosby silt loam, 0 to 3 percent slopes	16.76	140	46
OcA	Ockley silt loam, 0 to 2 percent slopes	14.23	136	47
Wh	Whitaker silt loam	13.39	155	51
MeA	Martinsville loam, 0 to 2 percent slopes	10.71	145	51
HeF	Hennepin loam, 25 to 50 percent slopes	7.95		
MsD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	5.63	110	39
FxC3	Fox clay loam, 6 to 12 percent slopes, severely eroded	5.35	80	28
OsA	Ockley silt loam, loamy substratum, 0 to 2 percent slopes	4.47	135	47
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	3.08	130	46
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.28		
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	2.20	140	49
MeB2	Martinsville loam, 2 to 6 percent slopes, eroded	2.10	140	49
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	1.87	130	46
OsB2	Ockley silt loam, loamy substratum, 2 to 6 percent slopes, eroded	1.74	130	46
Pmg	Pits, gravel	0.32		
Weighted Average			139.4	44.6

TRACT 1: 259.78[±] Acres, 160.1[±] Tillable, 91.18[±] Wooded, 75[±] Acres w/ Home & Outbuildings, 1[±] Acre Pond

TRACT 2: 41.7[±] Acres, 35.9[±] Tillable, 5.8[±] Wooded



CLOSING: The closing shall be determined as part of the sealed bid process. Time is of the essence and bidders will bid both a closing date and price, as part of the auction. Any extension to the closing date chosen as part of an accepted bid, must be agreed to in writing by both the Sellers and Buyer(s).

BUYER'S AGENT COMMISSION: A 1% Buyer's Agent Commission will be offered on this sale. To receive this commission, participating agents must handle all communication on behalf of his/her buyer and provide a completed Broker Participation form to HRES upon initial contact.

POSSESSION: Possession of the buildings will be at closing. Possession of the land will be at closing, subject to the tenant's rights to the 2014 crops.

REAL ESTATE TAXES: Real estate taxes are \$11,833.72. The Sellers will pay 2014 taxes due and payable in 2015. Buyer(s) will pay the 2015 taxes due and payable in 2016 and all taxes thereafter.

FARM INCOME: Sellers will retain the 2014 cash rent income for the farmland. There is no rental income from the house or buildings.

MINERAL RIGHTS: All mineral rights owned by the Sellers 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, Sellers disclaim 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 Sellers.

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

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 Sellers or HRES. All sketches and dimensions in this brochure are approximate. 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, Sellers 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 Sellers or HRES be liable for any consequential damages. The Sellers 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.

