

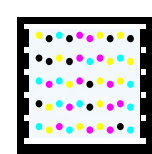
For More Information, Please Contact:



Jim Clark
Frankfort, IN
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Ty Rinehart
Westfield, IN
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Auctioneer: Mark Metzger,
IN Auct. Lic. #AU0101513

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these properties at public auction on November 8, 2011. At 6:30 PM, 168.57 acres, more or less, will be sold at Eaton Hall, Brownsburg, IN. These properties 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. To place a confidential phone, mail or wire bid, please contact Jim Clark at 765-659-4841 or Ty Rinehart at 317-710-1021, at least two days prior to the sale.

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 this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction 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. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Corporate Warranty 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.

EASEMENTS: The sale of these properties is subject to any and all easements of record.

***TRACTS 5 & 6:** If tracts 5 & 6 sell separately, the Sellers will assist the Buyers of both tracts in the Minor Plat process with the Hendricks County Planning and Building Department. All costs will be split 50-50 between the Sellers and the Buyers. Closings on tracts 5 & 6 would be delayed for an additional 15 days after completion of this process.

CLOSING: The closings shall be on or about December 22, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing. Possession of buildings will be 30 days after closing.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$14,061.84. The Buyer will receive credit at closing for the 2011 taxes due and payable in 2012. Buyer(s) will pay the 2011 taxes due and payable in 2012 and all taxes thereafter.

DITCH ASSESSMENTS: The ditch assessment for 2011 was \$56.80. Buyer(s) will pay the ditch assessment beginning 2012.

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, Mark Metzger 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. **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, 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. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. 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.

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Productive Farmland Development Potential • 3 Homes 168+/- Total Acres • 6 Tracts

Brown & Lincoln Twps, Hendricks County, IN

AUCTION November 8, 2011 • 6:30 PM Eaton Hall • Brownsburg, IN
PROPERTY INSPECTIONS: October 19 • 6:00 PM - 8:00 PM & October 29 • 10:00 AM - 12:00 PM

OWNER: H & S LLC

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Productive Farmland Development Potential • 3 Homes 168+/- Total Acres • 6 Tracts

Brown & Lincoln Twps, Hendricks County, IN

OWNER: H & S LLC



AUCTION November 8, 2011 • 6:30 PM

Eaton Hall • 61 N Green Street • Brownsburg, IN 46112

PROPERTY INSPECTIONS:

October 19 • 6:00 PM - 8:00 PM & October 29 • 10:00 AM - 12:00 PM



Online Bidding is Available

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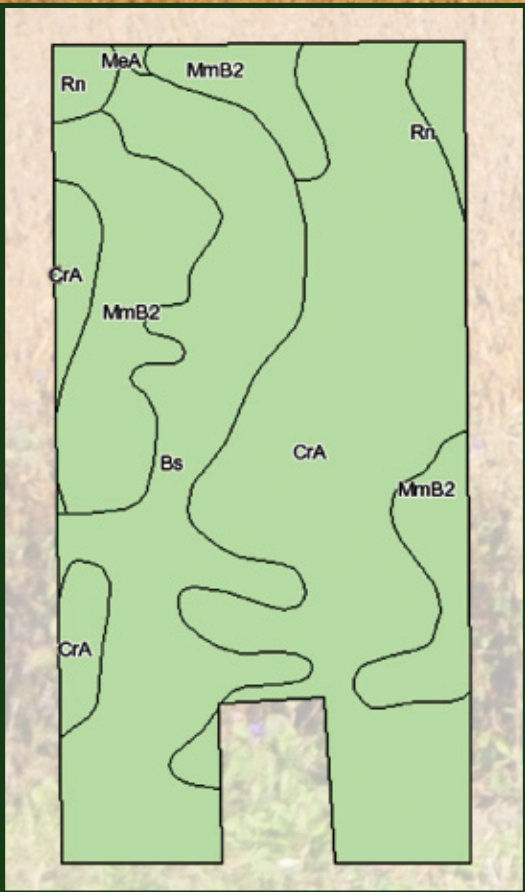
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Productive Farmland Development Potential

Soils Map

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CrA	Crosby silt loam, 0 to 3 percent slopes	35.9	105	37
Bs	Brookston silty clay loam	22.9	145	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	15.6	105	37
Rn	Rensselaer clay loam	2.4	150	53
MeA	Martinsville loam, 0 to 2 percent slopes	0.2	120	42
Weighted Average		118.4	41.7	



Property Information

SCHOOL DISTRICT: Brownsburg Community School Corporation

ZONING: Agricultural

TOPOGRAPHY: Level

Tracts 1 & 2 : **LOCATION:** North of Brownsburg on the north side of CR 900 N and .5 mile west of SR 267 in Brown Township.

TAXES TRACTS 1 & 2: \$1,816. **DITCH ASSESSMENT:** \$56.80

TRACT 1: 36.95 Total Acres, 34.5 Tillable

TRACT 2: 40 Total Acres, 34.1 Tillable

Tracts 3 - 6 : **LOCATION:** On the southwest side of Brownsburg and on the south side of CR 450 N between CR 500 E and CR 575 E in Lincoln Township.

TRACT 3: 10.4 Total Acres with Ranch Style Home and 24' x 30' barn.

Home offers 1800 sq ft with 4 bedrooms, 1.5 baths, family room with fireplace, living room, kitchen/dining room, enclosed porch, 3/4 basement and an attached 2 car garage.

TAXES: \$3,665.64

TRACT 4: 5.2 Total Wooded Acres with 2 Story Home.

Two story home has 2072 square feet featuring 5 bedrooms, 3.5 baths, family room, dining room and kitchen. Property also has an attached 2 car garage and unattached 2 car garage.

TAXES: \$4,146.96

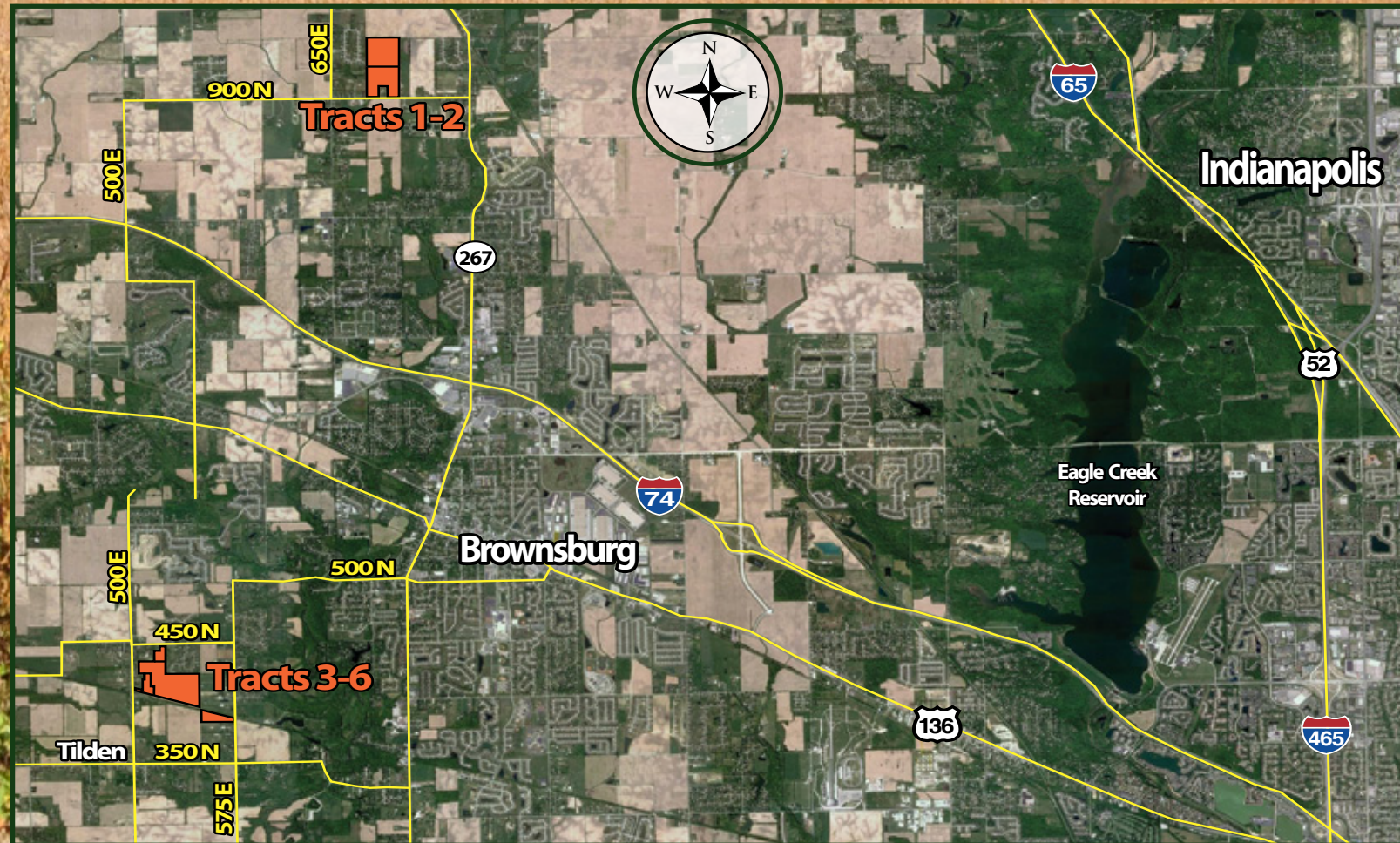
TAXES TRACTS 5 & 6: \$4,443.24

TRACT 5: 5 Total Acres with 1.5 Story Home, barn and small out buildings.

1.5 Story home, 1650 square foot home includes 3 bedrooms, 1.5 baths, family room, living room and kitchen. Property also has 2 garages.

TRACT 6: 71 Total Acres, 68 Tillable

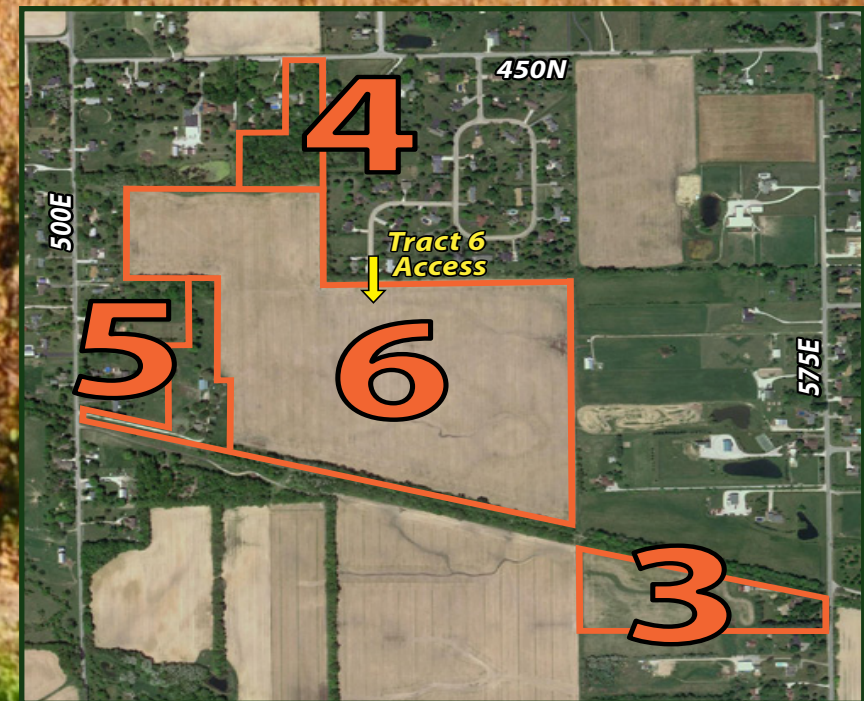
****Should Tracts 5 & 6 sell separately, special exceptions in Terms & Conditions will apply.**



Home on Tract 3: 3880 N 575 E, Brownsburg, IN

Home on Tract 4: 5215 E 450 N, Brownsburg, IN

Home on Tract 5: 4115 N 500 E, Danville, IN



Homes & Outbuildings



Soils Map

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CrA	Crosby silt loam, 0 to 3 percent slopes	38.2	105	37
Bs	Brookston silty clay loam	36.7	145	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.1	105	37
CsB2	Crosby-Miami silt loams, 2 to 6 percent slopes, eroded	5.6	101.8	35.7
Sh	Shoals silt loam	1.7	130	46
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.4	95	33
Weighted Average		121.5	42.8	

