

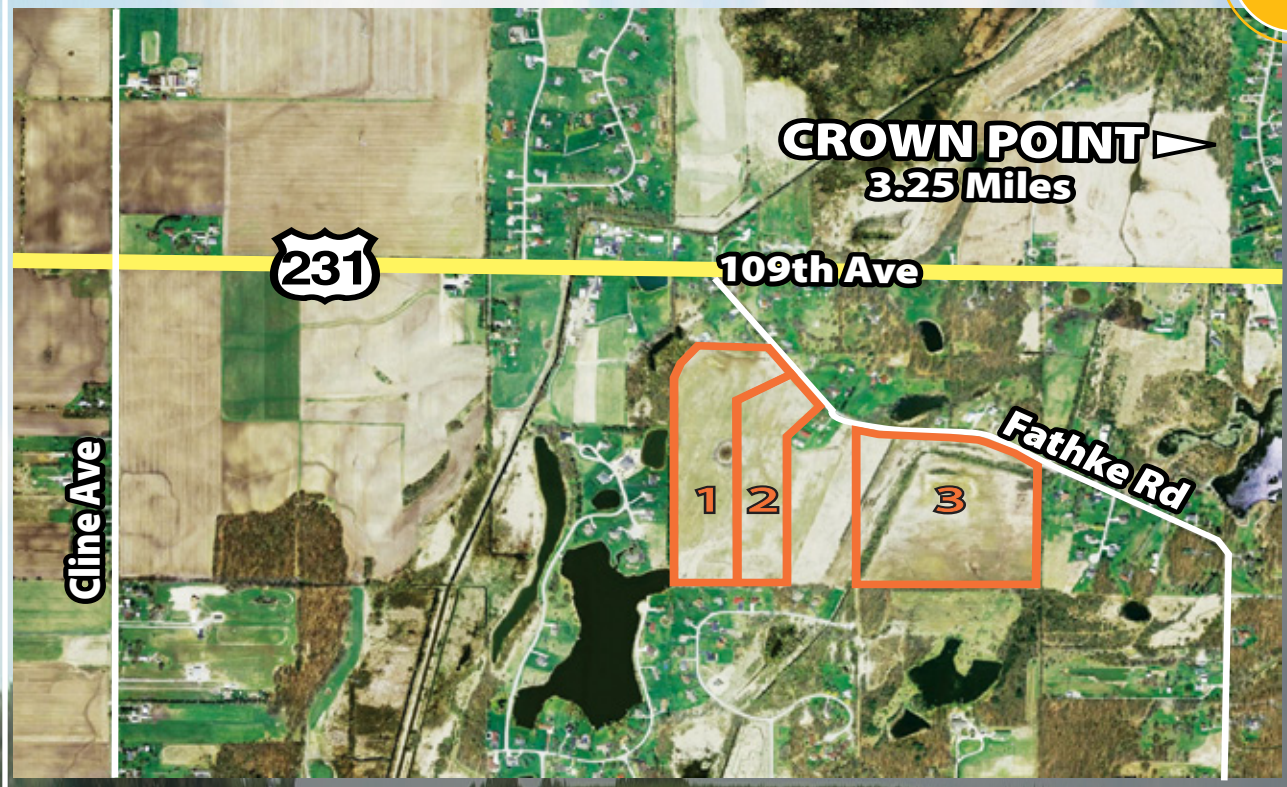
AUCTION

Thursday, September 15th
6:30 P.M. CST

Lake Co. Fairgrounds 4-H Bldg
889 South Court Street
Crown Point, IN 46307



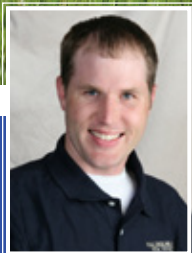
80 Acres • 3 Tracts



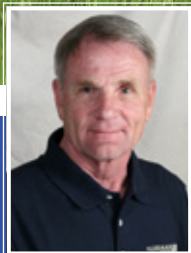
CROPLAND
WITH
DEVELOPMENT
POTENTIAL



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A.J. Jordan
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Larry Jordan
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Owners: Guy and Mary Syler

HALDERMAN
REAL ESTATE
SERVICES

HLS# CAM-10676

800.424.2324 | www.halderman.com

Property Information:

PROPERTY LOCATION:
Approximately 3.25 miles west of Crown Point, just south of US 231 on Fathke Road.

ZONING: Agricultural

TOPOGRAPHY: Rolling

SCHOOLS: Crown Point Community

ANNUAL TAXES: \$3,108.34



Tracts 1 & 2:



Tract 1 : 20.5 Total Acres, 20 Acres Tillable

Tract 2: 20.5 Total Acres, 20 Acres Tillable

Tract 3: 39 Total Acres, 33 Acres Tillable

Tract 3:

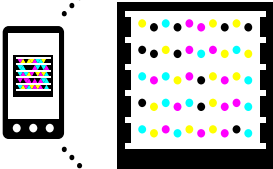


Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
Pc	Pewamo silty clay loam	21.8	130	46	59
MuB	Morley silt loam, 2 to 6 percent slopes	9.2	95	33	43
MvC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	5.5	70	25	32
TrB	Tracy loam, silty clay loam substratum, 2 to 6 percent slopes	2	100	35	40
MuE	Morley silt loam, 18 to 25 percent slopes	0.3			
Weighted Average			110.5	39	49.9

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	Winter wheat
MuB	Morley silt loam, 2 to 6 percent slopes	9.1	95	33	43
BIA	Blount silt loam, 0 to 2 percent slopes	8.6	105	37	47
Pc	Pewamo silty clay loam	8.5	130	46	59
MvC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	7.9	70	25	32
MvB3	Morley silty clay loam, 2 to 6 percent slopes, severely eroded	3.6	80	28	36
Wa	Wallkill silt loam	1.2	140	49	56
Mo	Milford silt loam, overwash	0.4	130	46	59
W	Water	0.1			
Weighted Average		99.6	35.1	44.8	

PLACE BID

Online Bidding is Available



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 15, 2011. At 6:30 PM, CST, 80.0 acres, more or less, will be sold at the Lake County Fairgrounds, Crown Point, IN. This property will be offered as a total 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 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 Chad Metzger at 260-982-9050, A. J. Jordan at 317-697-3086, or Larry Jordan at 765-473-5849 at least two days prior to the sale.

ACREAGE: The acreage listed in this brochure is an estimate 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 the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer. The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract 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.

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 Personal Representative's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer. 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 this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about October 17, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing subject to present tenant's rights to 2011 harvest.

REAL ESTATE TAXES: Real estate taxes for 2009 payable in 2010 were \$3,108.34. The Seller will pay the 2011 taxes due and payable in 2012 and all previous taxes. Buyer to pay the 2012 taxes due and payable in 2013 and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer.

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 accepts the property "AS IS," and Buyer 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.

AUCTIONEER: CHAD METZGER,
IN Auct. Lic. #AU10200057

