

Multi-County LAND AUCTIONS

July 19, 2011 & July 20, 2011



782^{+/-}
Total Acres

700^{+/-} Tillable • 31.5^{+/-} Woods
22^{+/-} CRP • 28.5^{+/-} Non-Tillable

6 Counties
FULTON
HUNTINGTON
KOSCIUSKO
MARSHALL
PULASKI
STARKE

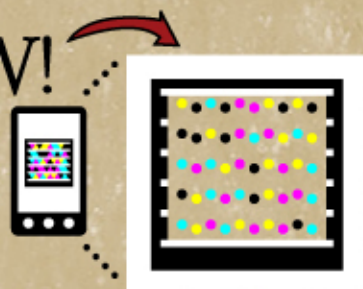
85% SELLER FINANCING AVAILABLE FOR 18 MONTHS, CALL FOR DETAILS

Area Representatives

For more information, please contact one of the following area representatives.

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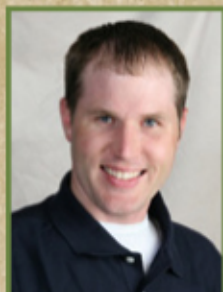
Bill Earle
260.982.8351
bille@halderman.com

Property:
Kosciusko County



Chad Metzger
260.982.9050
chadm@halderman.com

Properties:
Marshall (southern)
& Kosciusko Counties



A.J. Jordan
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Properties:
Pulaski & Fulton Counties



Martha Pence
260.563.8976
marthap@halderman.com

Property:
Huntington County



Larry Jordan
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Properties:
Pulaski & Fulton Counties



Jon Rosen
260.740.1846
jonr@halderman.com

Properties:
Marshall (southern)
& Kosciusko Counties



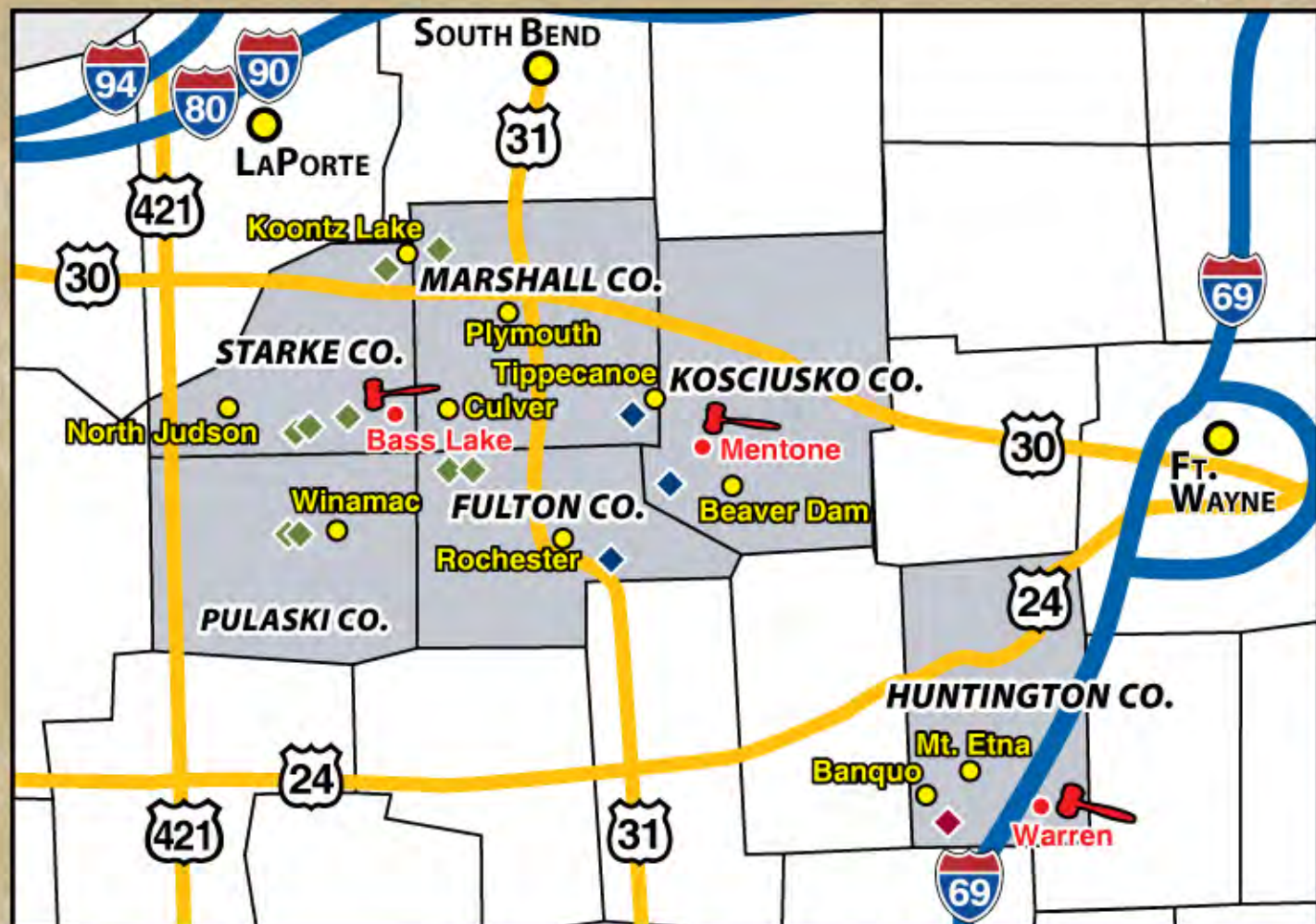
Pat Karst
260.563.8888
patk@halderman.com

Property:
Huntington County



Larry Smith
219.362.4041
larrys@halderman.com

Properties:
Marshall (northern)
& Starke Counties



Tuesday, July 19, 2011 • 1:00 PM CST

California Twp Community Building @ Bass Lake • 7225 S. US 35 • Knox, IN 46534

- ◆ Pulaski County Parcels: 2007-14 : 2008-1
- ◆ Starke County Parcels: 2007-3 : 2007-12 : 2007-9 : 2009-3
- ◆ Marshall County (Northern) Parcel: 2007-2
- ◆ Fulton County (Northern) Parcels: 2007-4 : 2008-2



Tuesday, July 19, 2011 • 6:30 PM EST

Mentone Youth League • 111 West Jefferson • Mentone, IN 46539

- ◆ Fulton County (Southern) Parcel: 2007-5
- ◆ Marshall County (Southern) Parcel: 2008-4
- ◆ Kosciusko County Parcel: 2007-1



Wednesday, July 20, 2011 • 6:30 PM EST

Dogwood Glen Golf Course • 753 E. 900 S. • Warren, IN 46792

- ◆ Huntington County Parcel: 2007-10 (2 Tracts)

(All parcels are listed in the order that they will be auctioned off.)

July 19, 2011 • 1:00 PM CST
California Twp Community Bldg @ Bass Lake

Auction Order: 1st & 2nd



Pulaski County

Monroe Township

Location: 5 miles west of Winamac, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2007-14:

71.5^{+/-} Total Acres
66.7^{+/-} Tillable, 3^{+/-} CRP,
1.8^{+/-} Non-Tillable

Schools: Eastern Pulaski Community
School Corp.

Annual Taxes: \$842.26

Topography: Level

2007-14 SOILS:

NofA Newton-Morocco loamy fine sands
BswA Brems-Morocco loamy fine sands
AbhAN Adrian muck

PARCEL 2008-1:

134.41^{+/-} Total Acres
116.9^{+/-} Tillable, 12.4^{+/-} CRP,
2^{+/-} Woods, 3.11^{+/-} Non-Tillable

Schools: Eastern Pulaski Community
School Corp.

Annual Taxes: \$1,523.34

Topography: Level

2008-01 SOILS:

BswA Brems-Morocco loamy fine sands
MupA Morocco loamy fine sands
MhbA Maumee mucky loamy fine sand

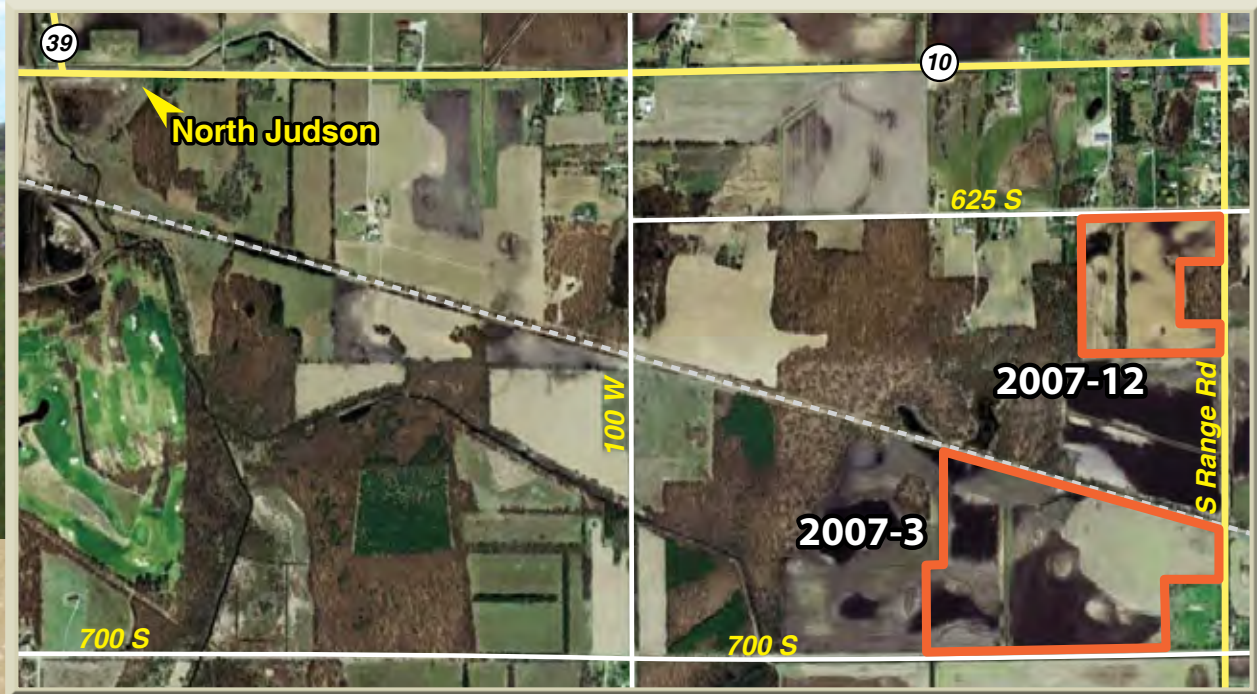
Starke County

Wayne Township

Auction Order: 3rd & 4th



Location: 3 miles southeast of North Judson, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2007-3:

74^{+/-} Total Acres

72^{+/-} Tillable,

1.92^{+/-} Non-Tillable

Schools: North Judson-San Pierre
School Corp.

Annual Taxes: \$1,482.46

Topography: Level

2007-3 SOILS:

Ad	Adrian muck
Nf	Newton loamy sand
Ho	Houghton muck
Mr	Morocco loamy sand
BeA	Brems sand

PARCEL 2007-12:

33.4^{+/-} Total Acres

32.7^{+/-} Tillable,

0.7^{+/-} Non-Tillable

Schools: North Judson-San Pierre
School Corp.

Annual Taxes: \$459.74

Topography: Level

2007-12 SOILS:

PtA	Plainfield sand
To	Toto muck
Nf	Newton loamy sand
Mr	Morocco loamy sand
Ad	Adrian muck

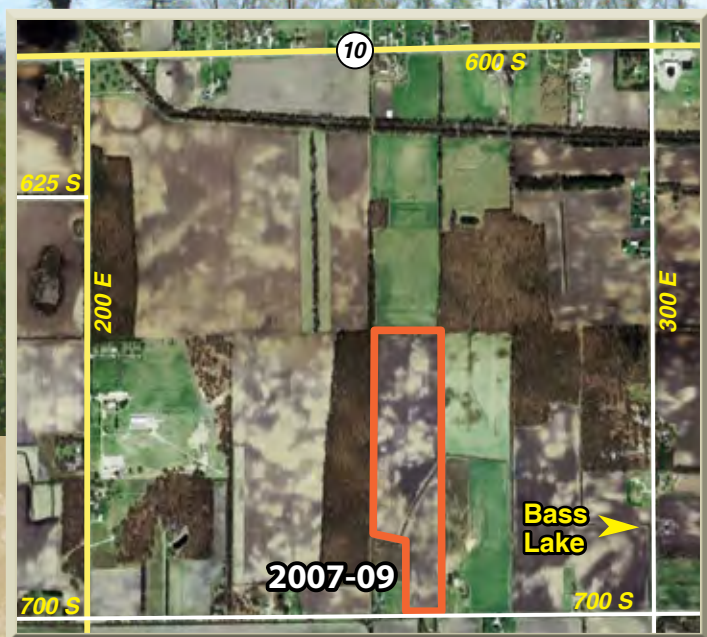


Starke County California & Oregon Townships

Location: 2007-09 is located 2 miles west of Bass Lake, IN, in California Township.

2009-3 is located 5 miles southwest of Koontz Lake, in Oregon Township.

(Refer to the county map on the front fold-out panel.)



PARCEL 2007-09:

34.89^{+/-} Total Acres

33^{+/-} Tillable,

1.86^{+/-} Non-Tillable

Schools: Knox Community School Corp.

Annual Taxes: \$551.76

Topography: Level

2007-9 SOILS:

Nf	Newton loamy sand
Mr	Morocco loamy sand
PtA	Plainfield sand
BeA	Brems sand
PIB	Plainfield sand

PARCEL 2009-3:

40^{+/-} Total Acres

30^{+/-} Tillable, 7.49^{+/-} CRP,

2.5^{+/-} Non-Tillable

Schools: Oregon-Davis School Corp.

Annual Taxes: \$449.12

Topography: Level

2009-3 SOILS:

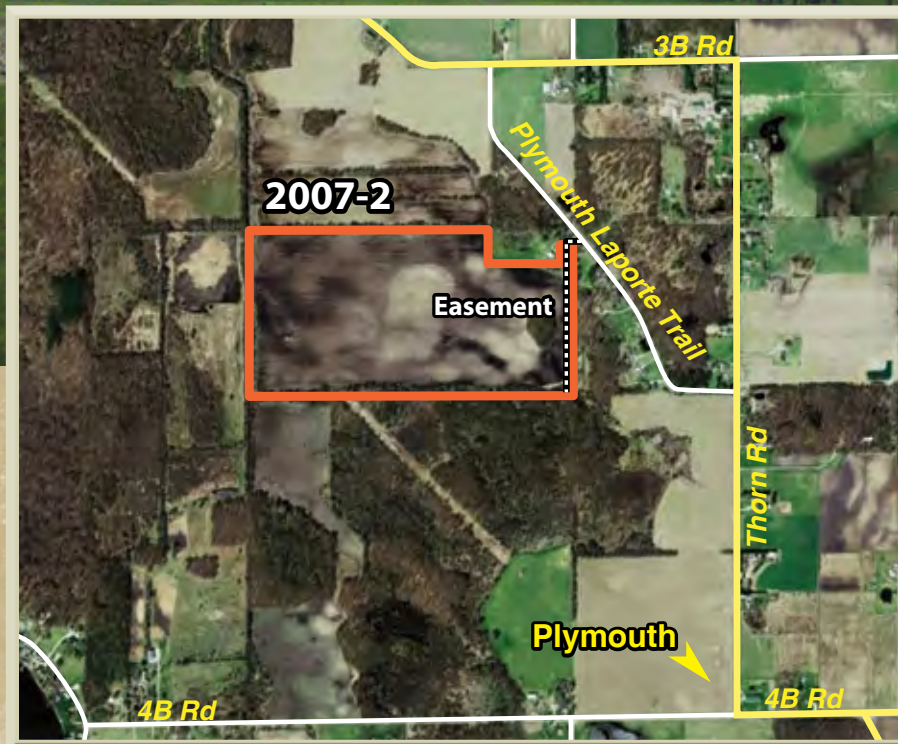
Ad	Adrian muck
To	Toto muck
Mr	Morocco loamy sand
Wk	Watseka loamy sand



Marshall County

Polk Township

Location: 10 miles northwest of Plymouth, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2007-2:

75.69^{+/-} Total Acres

68.6^{+/-} Tillable,

6^{+/-} Wooded

1.09^{+/-} Non-Tillable

2007-2 SOILS:

Ad	Adrian muck
Ho	Houghton muck
BeA	Brems sand
Ne	Newton loamy fine sand
ChB	Chelsea fine sand
PsC	Plainfield sand

Schools: John Glenn School Corp.

Annual Taxes: \$1,285.50

Topography: Level

July 19, 2011 • 1:00 PM CST
California Twp Community Bldg @ Bass Lake

Auction Order: 8th & 9th



Fulton County

Aubbeenaubbee Township

Location: 5 miles south and southeast of Culver, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2007-4:

34.52^{+/-} Total Acres

31.7^{+/-} Tillable,

2.82^{+/-} Non-Tillable

Schools: Culver Community School Corp.

Annual Taxes: \$231.00

Topography: Level ~ Gently Rolling

2007-4 SOILS:

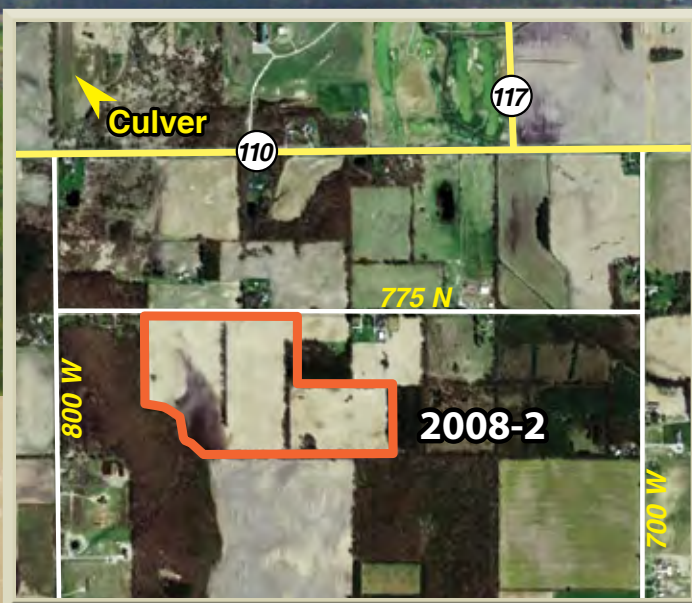
PlA Plainfield sand

BtA Brems loamy sand

PIC Plainfield sand

PIB Plainfield sand

Ne Newton fine sandy loam



PARCEL 2008-02:

50.35^{+/-} Total Acres

47^{+/-} Tillable, 2^{+/-} Wooded,

1.35^{+/-} Non-Tillable

Schools: Culver Community School Corp.

Annual Taxes: \$469.44

Topography: Rolling

2008-02 SOILS:

MeB Metea loamy sand

PIB Plainfield sand

Wh Washtenaw silt loam

Wa Wallkill silt loam

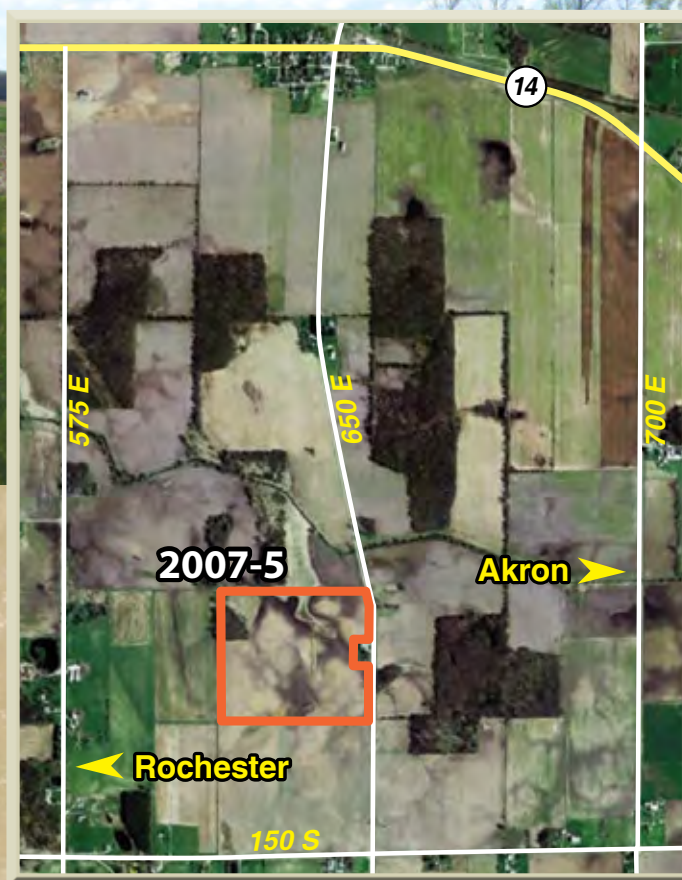
Hm Houghton muck



Fulton County

Henry Township

Location: 5.5 miles west of Akron, IN
and 7 miles east of Rochester, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2007-5:

45.36^{+/-} Total Acres

39.9^{+/-} Tillable,

4.5^{+/-} Wooded,

0.96^{+/-} Non-Tillable

Schools: Tippecanoe Valley School Corp.

Annual Taxes: \$893.68

Topography: Level ~ Gently Rolling

2007-5 SOILS:

WkB	Wawasee fine sandy loam
Bb	Barry loam
WkC2	Wawasee fine sandy loam
CrA	Crosier loam
MaA	Markton loamy sand
Hm	Houghton muck
Ed	Edwards muck
Wh	Washtenaw silt loam

July 19, 2011 • 6:30 PM EST

Mentone Youth League

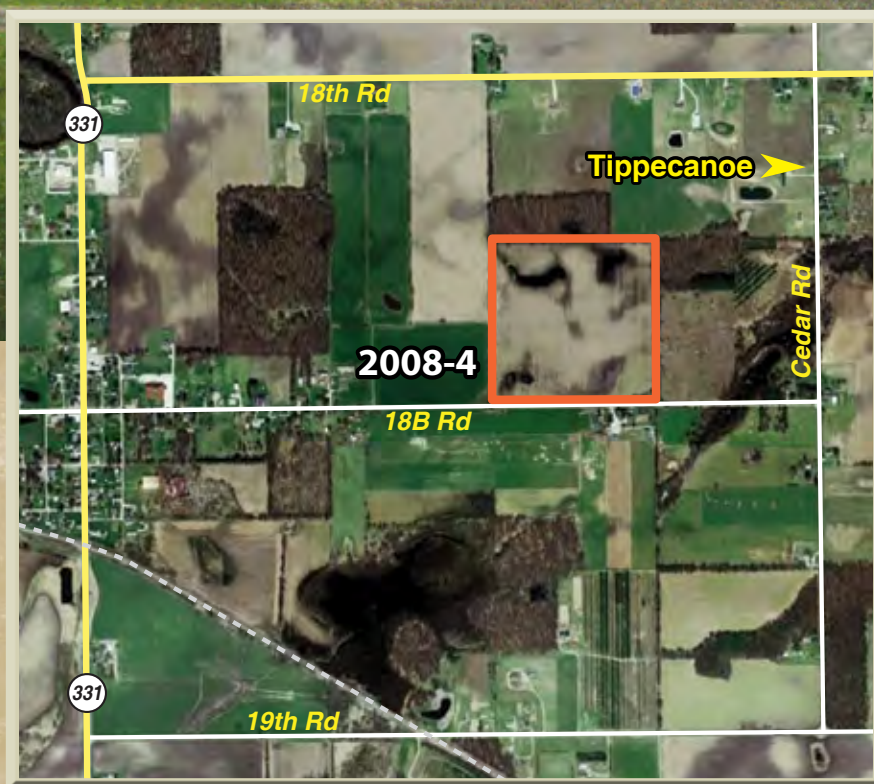
Auction Order: 2nd



Marshall County

Tippecanoe Township

Location: 0.5 miles east of Tippecanoe, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2008-04:

30^{+/-} Total Acres

29.4^{+/-} Tillable,

0.6^{+/-} Non-Tillable

2008-4 SOILS:

Bd	Brady sandy loam
Gf	Gilford sandy loam
BoA	Bronson loamy sand
PdA	Pinhook sandy loam

Schools: Triton School District

Annual Taxes: \$530.58

Topography: Level

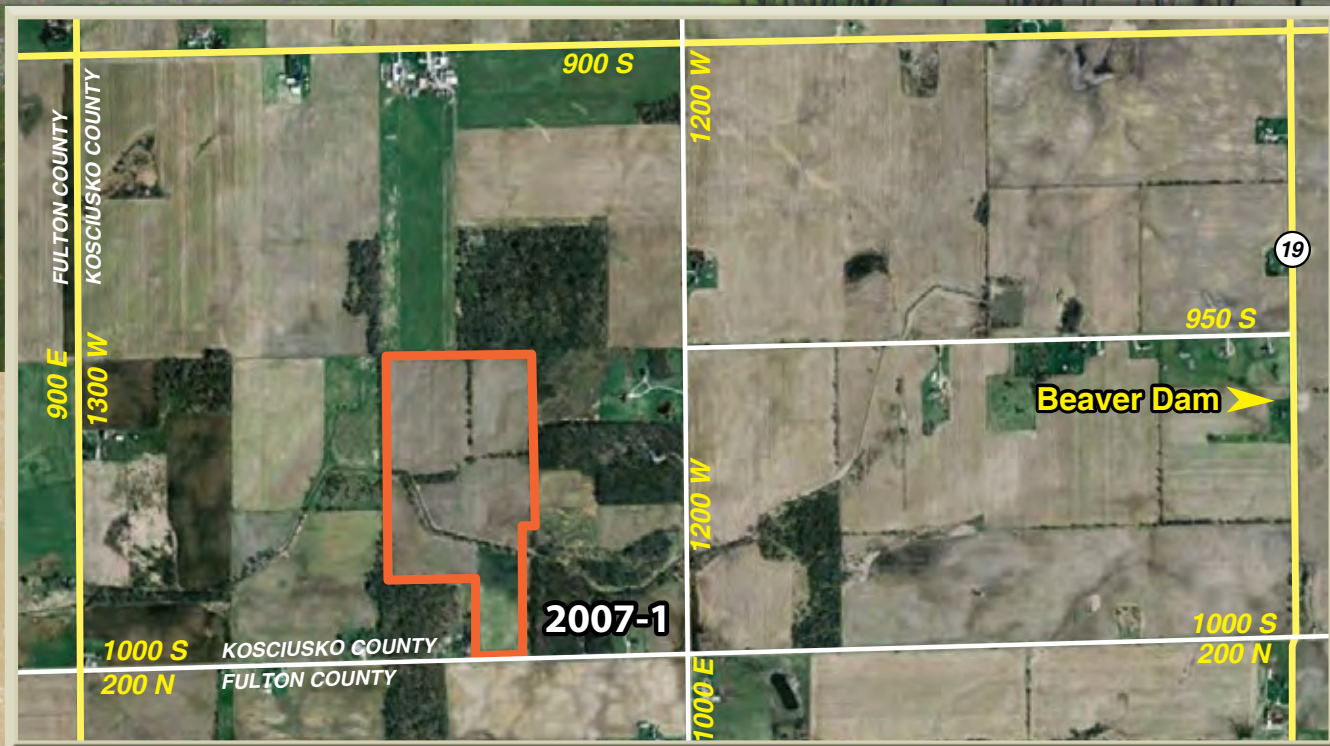


Kosciusko County

Franklin Township

Location: 3.5 miles west of Beaver Dam.

(Refer to the county map on the front fold-out panel.)



PARCEL 2007-1:

63.14^{+/-} Total Acres

57.3^{+/-} Tillable,

5.8^{+/-} Non-Tillable

Schools: Tippecanoe Valley Schools

Annual Taxes: \$1,318.52

Topography: Gently Rolling

2007-1 SOILS:

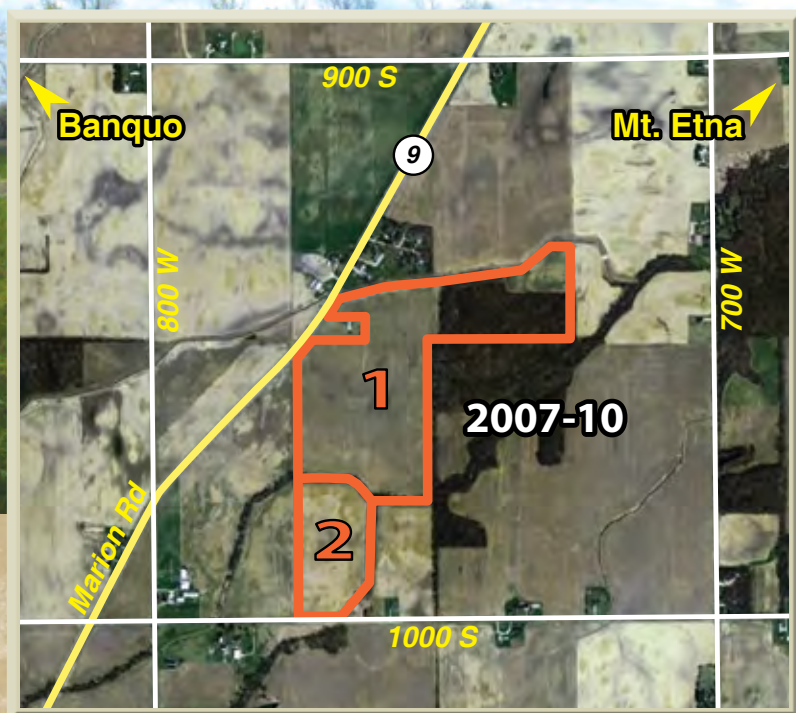
Se	Sebewa loam
BoB	Boyer loamy sand
WLB	Wawasee fine sandy loam
Ho	Homer sandy loam
CrB	Crosier loam
AtA	Aubbeenaubbee fine sandy loam
OrB	Ormas loamy sand
ClB	Coloma loamy sand
Wt	Whitaker loam
BrA	Bronson sandy loam



Huntington County

Wayne Township

Location: 4.5 miles southwest of Mount Etna and
1.5 miles southeast of Banguo, IN.
(Refer to the county map on the front fold-out panel.)



PARCEL 2007-10:

95^{+/-} Total Acres

73.7^{+/-} Tillable,

17^{+/-} Woods,

4.3^{+/-} Non-Tillable

2007-10 SOILS:

BcB2 Blount silt loam

Pg Pewamo silty clay loam

MzC3 Morley clay loam

GIB2 Glynwood silt loam

Sh Shoals silt loam

TRACT 1: 75^{+/-} Acres

54^{+/-} Tillable,

17^{+/-} Woods,

4^{+/-} Non-Tillable

TRACT 2: 20^{+/-} Acres

18.89^{+/-} Tillable,

1.11^{+/-} Non-Tillable

Schools: Huntington County
Community Schools

Annual Taxes: \$1,588.44

Topography: Level - Gently Rolling



Online Bidding is Available
at www.halderman.com

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these properties at public auction on July 19 and July 20, 2011. These properties will be offered as single units. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers 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, Larry Smith at 219-362-4041, Larry or A.J. Jordan at 765-473-5849, Jon Rosen at 260-740-1846, Martha Pence at 260-563-8976 or Bill Earle at 260-982-8351 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 General Warranty Deeds 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.

CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30, unless otherwise stated in purchase agreement(s). The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties.

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

CLOSING: The closings shall be on or about August 23 or 24, 2011. The Sellers have the choice to extend these dates if necessary.

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

FARM INCOME: Sellers to retain 2011 cash rent income.

REAL ESTATE TAXES: Sellers to pay all 2011 taxes due in 2012 and all previous taxes. Buyer(s) 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(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, each Buyer accepts the property "AS IS," and each 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.

Owner Financing Available, Call For Details