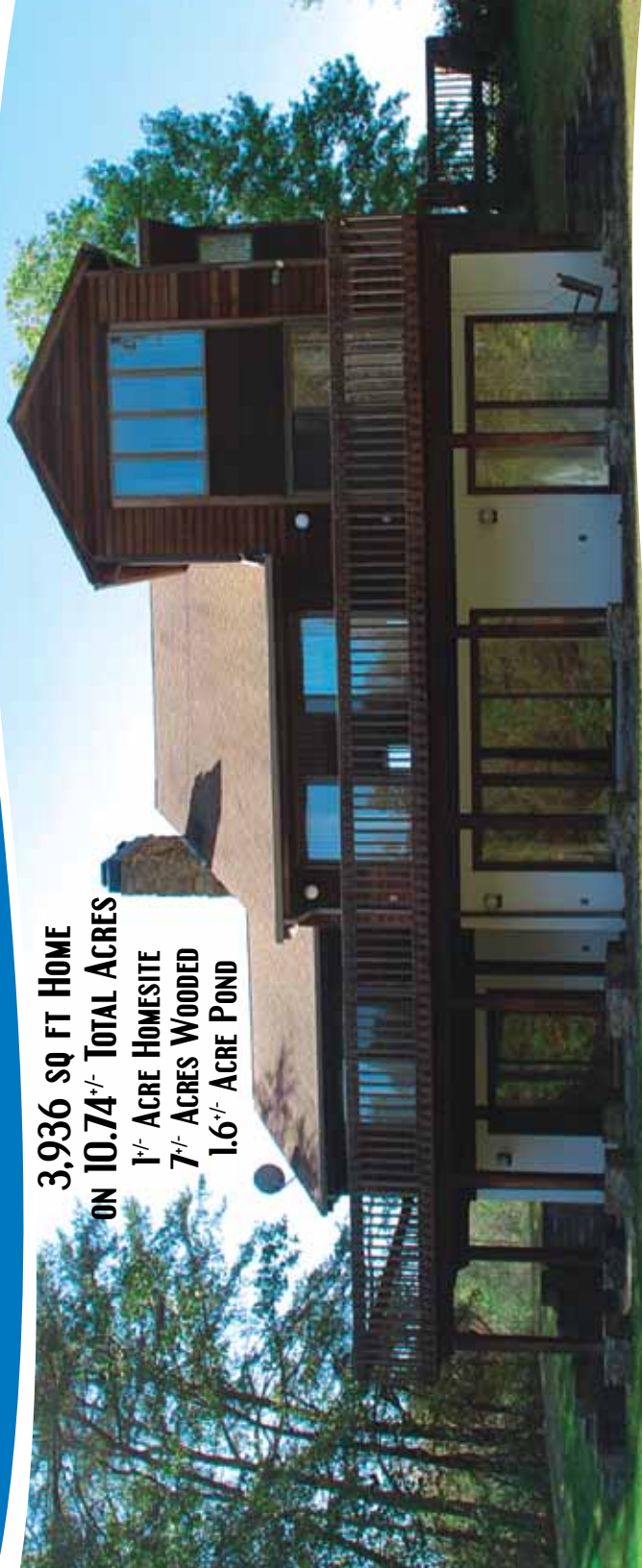


AUCTION

MAY 14, 2011 • 11:00 AM EST
ON SITE: 925 W 300 S • NORTH VERNON, IN 47265
VERNON TWP, JENNINGS Co, IN

210^{+/-} TOTAL ACRES • 5 TRACTS
26^{+/-} TILLABLE • 147^{+/-} WOODED



3,936 sq ft HOME
ON 10.74^{+/-} TOTAL ACRES
1^{+/-} ACRE HOMESITE
7^{+/-} ACRES WOODED
1.6^{+/-} ACRE POND

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AUCTION

MAY 14, 2011 • 11:00 AM EST
ON SITE: 925 W 300 S • NORTH VERNON, IN 47265
VERNON TWP, JENNINGS Co, IN

210^{+/-} TOTAL ACRES • 5 TRACTS
26^{+/-} TILLABLE • 147^{+/-} WOODED

OPEN HOUSES:
APRIL 23: 10-2
APRIL 27: 2-6
MAY 1: 1-4

3,936 sq ft HOME
ON 10.74^{+/-} TOTAL ACRES
1^{+/-} ACRE HOMESITE
7^{+/-} ACRE WOODS - MATURE TREES
1.6^{+/-} ACRE STOCKED POND

MAIN FLOOR:

- LIVING ROOM WITH FIREPLACE
- SITTING ROOM
- DINING ROOM
- KITCHEN WITH BREAKFAST AREA
 - ALL APPLIANCES INCLUDED
- HALF BATH
- MASTER SUITE
 - FIREPLACE
 - DIRECT ACCESS TO DECK
 - MASTER BATHROOM WITH DOUBLE SINKS
- 2 WOOD DECKS
- ATTACHED 2 CAR GARAGE

SECOND FLOOR:

- 2 BEDROOMS
- FULL BATH

WALK-OUT BASEMENT:

- WET BAR
- FAMILY ROOM WITH FIREPLACE
- OFFICE/BEDROOM
- HALF BATH
- LAUNDRY ROOM
- WALK-IN FIREPROOF SAFE/GUN ROOM



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OWNER: GLADYS SNIDER ESTATE

PROPERTY MAPS & INFORMATION



LOCATION: APPROXIMATELY 3 MILES SOUTH OF NORTH VERNON AND WEST OF CROSLY STATE GAME PRESERVE. 925 W CR 300 S, NORTH VERNON, IN, 47265.

ZONING: AGRICULTURAL

TOPOGRAPHY: GENTLY ROLLING

SCHOOL DISTRICT: JENNINGS COUNTY CONSOLIDATED

TRACT 1: 10.74 TOTAL ACRES, 3,936 SQ.FT. HOME WITH 1.6 ACRE POND

TRACT 2: 10 TOTAL ACRES, 5 ACRES WOODED, POTENTIAL BUILDING SITE WITH FRONTAGE ON 300 S

TRACT 3: 10 TOTAL ACRES, 5 ACRES WOODED, POTENTIAL BUILDING SITE WITH FRONTAGE ON 300 S.

TRACT 4: 99 TOTAL ACRES, ~12 ACRES CROPLAND, BALANCE WOODED WITH 900 SQ/FT HUNTING CABIN AND AN OLD VACANT HOMESITE, HUNTERS PARADISE

TRACT 5: 80.4 TOTAL ACRES, MOSTLY WOODED WITH ~14 ACRES OF CROPLAND AND 6 ACRES OF PASTURE/HAY FIELD. GREAT AREA FOR HUNTING.



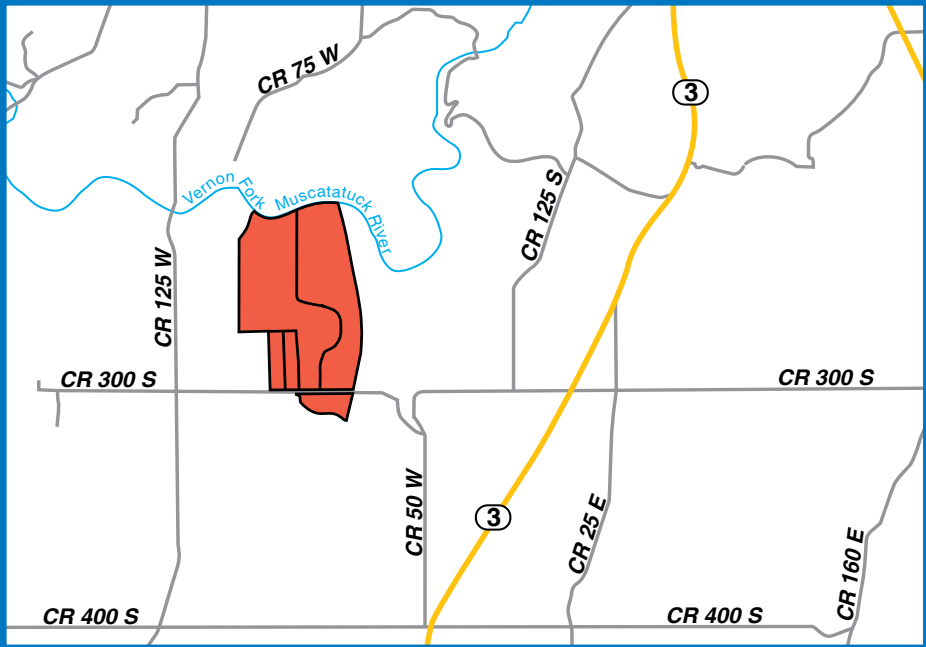
SOILS INFORMATION

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	Tobacco	Winter wheat
NaaB2	Nabb silt loam, 2 to 6 percent slopes, eroded	18.8	93	33	3150	41
AddA	Avonburg silt loam, 0 to 2 percent slopes	7.2	115	40	2600	46
BlcC3	Blocher, soft black shale substratum-Jennings-Deputy silt loams, 6 to 12 percent slopes, severely eroded	4.4	80	28		32
BlgC2	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, eroded	4.1	91	32		37
CIfA	Cobbsfork silt loam, 0 to 1 percent slopes	3.1	108	38	1900	43
DtwC2	Deputy silt loam, 6 to 15 percent slopes, eroded	2.3	85	30	2950	34
RzgB2	Ryker-Muscatatuck silt loams, karst, undulating, eroded	1.3	106	37		43
BnuD3	Bonnell-Hickory-Blocher complex, 12 to 25 percent slopes, severely eroded	0.5	65	23		27
BlgC3	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, severely eroded	0.5	85	30		36
BIKE2	Bonnell-Blocher-Hickory silt loams, 12 to 25 percent slopes, eroded	0.3	66	23		26
CcgD2	Caneyville and Grayford silt loams, 12 to 25 percent slopes, eroded	0.2	42	15		17
Weighted Average		95.3	33.6	2127.1	39.9	



PLACE BID

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 this property at public auction on May 14, 2011. At 11:00 AM (EST), 210 acres, more or less, will be offered for sale at the property, located at 925 W CR 300 S, North Vernon, IN. This property will be offered as one 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(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 Dave Bonnell at 812-343-4313 or Michael Bonnell at 812-343-6036 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 Personal Representative's 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 this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about June 16, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of home and buildings will be at closing. Possession of land will be at closing, subject to tenant's rights to 2011 crop.

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

REAL ESTATE TAXES: Real estate taxes for 2009 were: Tract 1 - \$3819.72, Tracts 2 & 3 - \$473.79 and Tracts 4 & 5 - \$1701.76. The Seller(s) will pay the 2010 taxes due and payable in 2011 and all previous taxes. Buyer(s) to pay the 2011 taxes due and payable in 2012 and all taxes thereafter.

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. Conduct 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: MARK METZGER,
IN Auct. Lic. #AU01015313