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AUCTION

November 9, 2010 • 6:30 PM
Family Arts Building,
Bartholomew County 4-H Fairgrounds
750 W 200 S
Columbus, IN 47201

OPEN HOUSES
October 17 & 30 • 1 - 4 PM
Tract 2: 3401 N 350 E
Columbus, IN 47201

PRODUCTIVE FARMLAND • WOODS • TWO HOMES • FUNCTIONAL BARN

332[±] Total Acres • 9 Tracts | 277[±] Tillable • 43[±] Wooded
Clay Township, Bartholomew County, IN

| **CONTACT** |
Dave Bonnell • 812.343.4313 • daveb@halderman.com
Brett Salyers • 317.345.4745 • brett@halderman.com

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LOCATION: Approximately 2.5 miles east of Columbus, Indiana, on CR 250 N, east of CR 350 E. Home on Tract 2- 3401 N 350 E. Home on Tract 7- 7420 E 250 N.

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOL DISTRICT: Bartholomew County Consolidated

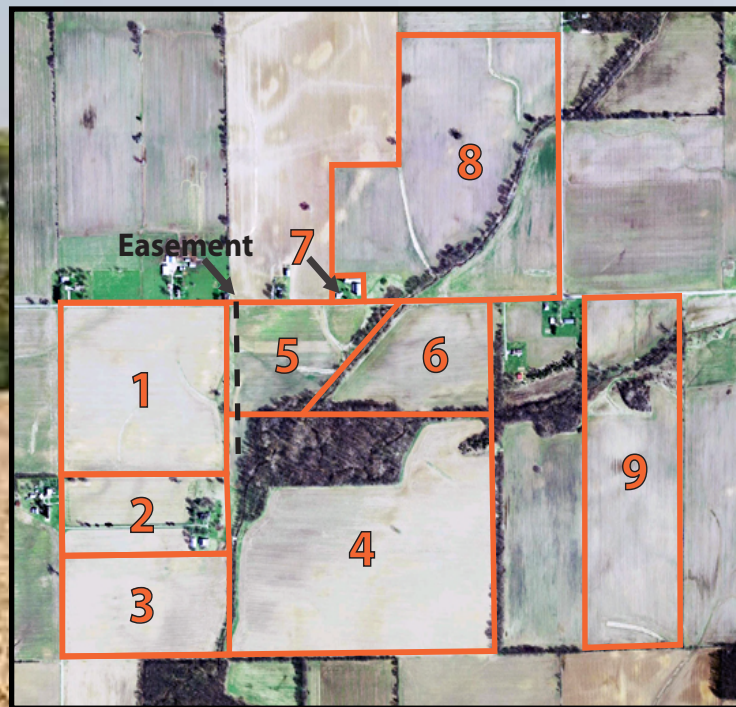


Owners: J. Howard Beam Trust (Tracts 1-8) & Wilma Beam Estate (Tract 9)

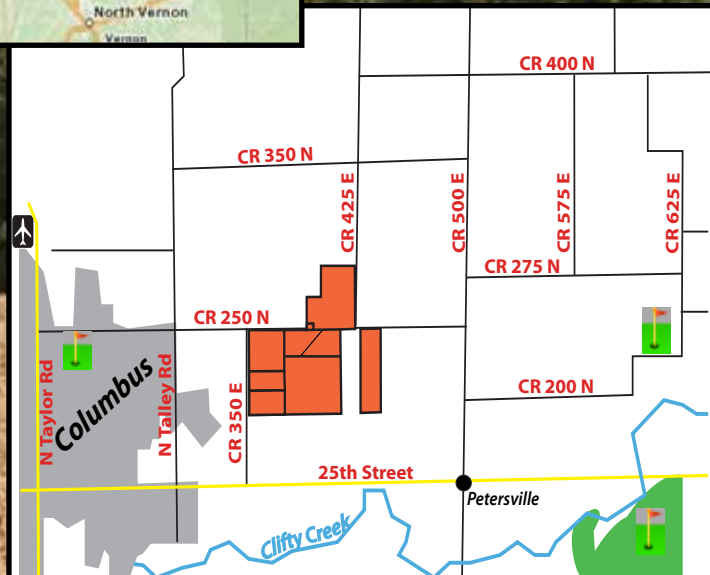
Trustee: First Financial Bank; Ellen Macy, Trust Officer



PROPERTY MAPS & INFORMATION



- TRACT 1** 40 Total Acres, 38.6 Tillable, .5 CRP Waterways, .9 Roads
- TRACT 2** 16 Total Acres, 12.6 Tillable, Home and two Barns
- TRACT 3** 24 Total Acres, 23.5 Tillable
- TRACT 4** 88 Total Acres, 66.9 Tillable, .10 CRP Waterways, 20.9 Woods
- TRACT 5** 20 Total Acres, 15 Tillable, .6 CRP Waterways, ~1300' Road Frontage, Potential Home Site
- TRACT 6** 22 Total Acres, 19.3 Tillable, Potential Home Site
- TRACT 7** 1.4 Total Acres, Home with Detached Garage and Barns
- TRACT 8** 71 Total Acres, 62.5 Tillable, 1.1 CRP Waterways
- TRACT 9** 49.6 Total Acres, 39.6 Tillable, 7.4 Woods, Potential Home Site



FSA DATA:

Corn Base : 109.1 Acres
DP Yield & CC Yield:
110 bushels/acre

Wheat Base : 78.8 Acres
DP Yield & CC Yield:
46 bushels/acre

Soybean Base : 96.5 Acres
DP Yield & CC Yield:
41 bushels/acre

5 Year Actual Production History:
157.4 b/a Corn
49.6 b/a Soybeans

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
CudA	Crosby silt loam, 0 to 2 percent slopes	66.1	106	37
LeaA	Lauer silt loam, 0 to 2 percent slopes	42.2	132	46
SldAW	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	38.6	126	45
WufB2	Williamstown silt loam, 2 to 6 percent slopes, eroded	38.6	106	37
CulB	Crosby-Williamstown silt loams, 2 to 4 percent slopes	37.6	108	38
FdbA	Fincastle silt loam, 0 to 2 percent slopes	25.9	130	46
MmoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	18.1	90	32
WsuA	Whitaker loam, 0 to 2 percent slopes	17.7	130	46
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	12.2	106	37
SocAH	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	10.7	128	45
EcyAW	Eel loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	4.9	116	41
BdhAH	Bellcreek silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	3	117	41
MnpC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.6	97	34
CxdA	Cyclone silty clay loam, 0 to 1 percent slopes	1.1	151	53
MmoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.6	76	26
Weighted Average		115.3	40.5	

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 9, 2010. At 6:30 PM, 332 acres will be offered at the Family Arts Building on the Bartholomew County 4-H Fairgrounds, Columbus, 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 Brett Salyers at 317-345-4745 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 Trustee's Deed at closing for tracts 1-8 and a Personal Representatives Deed for tract 9.

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 December 14, 2010. The Sellers have the choice to extend this date if necessary.

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

POSSESSION: Possession of land will be at closing. Possession of homes will be thirty days after closing.

FARM INCOME: Sellers to receive all of the 2010 farm income.

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

REAL ESTATE TAXES: Real estate taxes for 2009 due and payable in 2010 were \$7,851.20. The Seller(s) will pay the 2010 taxes, due in 2011. Buyer(s) to pay the 2011 taxes due and payable in 2012 and all taxes thereafter, along with any and all assessments.

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. If you have any questions about the auction process please contact Halderman Real Estate at 800.424.2324.

