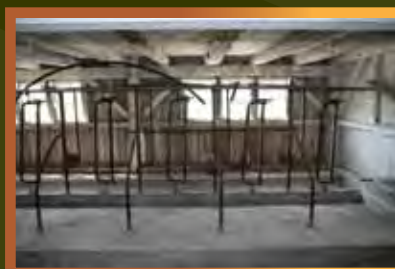




50' x 60' BARN ON TRACT 2



50' x 60' BARN
LOCATED ON TRACT 2



36' x 50' BARN
LOCATED ON TRACT 2



11,000 & 24,000 BUSHEL GRAIN BINS
LOCATED ON TRACT 1



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AUCTION

ROCK CREEK & SALAMONIE TOWNSHIPS, HUNTINGTON COUNTY

484[±] TOTAL ACRES • 5 TRACTS
420[±] TILLABLE • 36[±] WOODS • 11.6[±] CRP
4.0[±] POTENTIAL BUILDING SITE

PRODUCTIVE FARMLAND

AUCTION INFORMATION
NOVEMBER 11, 2010 • 6:30 PM

FOR MORE INFORMATION:
RICK JOHNLOZ • 260-824-3130 • RICKJ@HALDERMAN.COM

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NOVEMBER 11, 2010
6:30 PM

MARKLE CHURCH OF CHRIST
MARKLE, IN 46770

OWNER: MEADOWBROOK FARMS, INC.



Rick Johnloz
Bluffton, IN
260-824-3130
rickj@halderman.com

HALDERMAN
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HLS# RAJ-10425

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PROPERTY INFORMATION

LOCATION:
SOUTH OF MARKLE ON CR 500 E & SR 3

SCHOOL DISTRICT:
HUNTINGTON COMMUNITY SCHOOLS

TOPOGRAPHY:
LEVEL TO GENTLY ROLLING

TRACT 1

80 TOTAL ACRES :
72.1 TILLABLE, 3.0 CRP, 1 POTENTIAL BUILDING SITE

TAXES:
\$1,927.94

DITCH ASSESSMENT:
\$24.84

BUILDINGS:
38' x 97' BARN
11,000 BUSHEL GRAIN BIN
24,000 BUSHEL GRAIN BIN WITH DRYER

FSA DATA: Tract 1

CORN BASE: 37.5 ACRES
DP YIELD & CC YIELD: 119 BUSHELS/ACRE
SOYBEAN BASE: 34.6 ACRES
DP YIELD & CC YIELD: 37 BUSHELS/ACRE

TRACT 2

91.51 TOTAL ACRES :
65.85 TILLABLE, 10.9 Woods, 3.7 CRP,
2.5 POTENTIAL BUILDING SITE

TAXES:
\$1,421.10

DITCH ASSESSMENT:
\$17.96

BUILDINGS:
36' x 50' BARN
50' x 60' BARN

FSA DATA: Tract 2

CORN BASE: 35.8 ACRES
DP YIELD & CC YIELD: 112 BUSHELS/ACRE
SOYBEAN BASE: 32.1 ACRES
DP YIELD & CC YIELD: 34 BUSHELS/ACRE

WHEAT BASE: 1.5 ACRES
DP YIELD & CC YIELD: 53 BUSHELS/ACRE



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
Ms	Millsdale silty clay loam	19.1	105	37
Rk	Rensselaer loam	14.8	146	51
GIB2	Glynwood silt loam, 3 to 7 percent slopes, eroded	12	90	33
MTA	Milton silt loam, 0 to 2 percent slopes	11.6	75	26
RcA	Randolph loam, 0 to 2 percent slopes	7.5	75	26
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	4	100	35
Wo	Whitaker loam	2.8	128	45
MTB	Milton silt loam, 2 to 6 percent slopes	0.9	75	26
MxC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.4	80	28
Weighted Average		103.1	103.1	36.3

TRACT 3

139.4 TOTAL ACRES :
126.8 TILLABLE, 9 Woods, 1.1 CRP

TRACT 4

138 TOTAL ACRES :
124.59 TILLABLE, 7 Woods, 3.11 CRP

TRACT 5

36 TOTAL ACRES :
27.2 TILLABLE, 6.5 Woods, .7 CRP

TRACTS 3, 4, 5

TAXES:
\$5,814.02

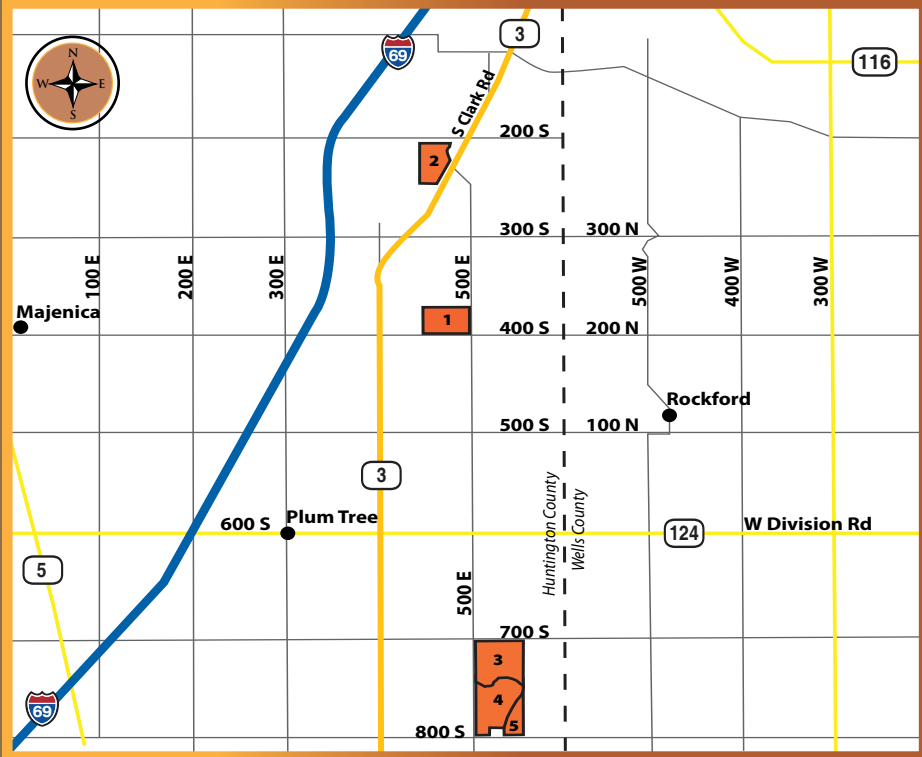
DITCH ASSESSMENT:
\$3,481.36

FSA DATA: Tracts 3, 4, 5

CORN BASE: 138.5 ACRES
DP YIELD: 112
CC YIELD: 119 BUSHELS/ACRE
SOYBEAN BASE: 140 ACRES
DP YIELD: 37
CC YIELD: 44 BUSHELS/ACRE



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
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	143.3	100	35
Pg	Pewamo silty clay loam	138.2	130	46
GIB2	Glynwood silt loam, 3 to 7 percent slopes, eroded	1.9	90	33
Weighted Average		114.5	114.5	40.3



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these tracts at public auction on November 11, 2010. At 6:30 PM, 484 acres will be offered at the Markle Church of Christ, Markle, 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 Rick Johnloz at 260-824-3130 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 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 a purchase agreement is 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.

FLOOD PLAIN: A portion of Tract 2 lies in a flood plain.

CLOSING: The closing shall be on or about December 16, 2010. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the land and barns will be at closing. Possession of the grain bins will be May 30, 2011.

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 \$9,163.06. Ditch assessments for 2009 were \$3,524.16. 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.

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