



Auctioneer: Mark Metzger,
IN Auct. Lic. #A00101313

Terms & Conditions

Method of Sale: Halderman Real Estate Services, Inc. (Real Estate Lic. #6505264076) will offer this property at public auction on August 26, 2010, at Hearthstone Restaurant. 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 Craig Springmier at 937-533-7126 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 photographs.

Survey: No new survey will be provided unless one is required for marketable title. If the property sells in tracts or without adequate legal descriptions the cost of the survey will be shared 50-50.

Possession: Possession will be 60 days after closing.

Farm Income: Buyer to receive all 2011 income.

Mineral Rights: Buyer to receive all mineral rights.

Real Estate Taxes: Real estate taxes for 2009 due and payable in 2010 were \$4,011.16. The Seller will pay the 2010 taxes payable in 2011. Buyer(s) will pay the 2011 taxes payable in 2012 and all real estate taxes thereafter.

Property Inspection: There will be three inspection dates: July 28, August 7, and August 15. Beyond those dates, the bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquires and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for Bidders' safety during any physical inspections of the property. No party shall be deemed to be an invitee of the Seller or HRES by virtue of the offering of the property for sale.

Agency: Halderman Real Estate Services and Metzger Auction Company and their representatives are exclusive agents of the Seller.

Down Payment: 10% of the accepted bid 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 Seller reserves 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 Warranty Deed(s) at closing.

Evidence of Title: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer(s) are responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to 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 before October 15, 2010. The Sellers have the choice to extend this date if necessary.

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 Seller 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 MATERIAL 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 Sellers or HRES. Except for any express warranties set forth in the sale documents, Buyer(s) accept the property "AS IS," and Buyer(s) assume all risks thereof and acknowledge that in consideration of the other provisions contained in the sale documents, Seller and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty or 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.

HALDERMAN
REAL ESTATE
SERVICES

PO Box 297 • Wabash, IN 46992

*"Farm & Transitional Real Estate
Specialists Since 1930"*

800.424.2324
www.halderman.com

**Rolling Cropland & Pasture
Woods • Potential Homesites**

407+/- Total Acres • 7 Tracts

AUCTION August 26, 2010 • 6:30 PM
Hearthstone Restaurant
18149 US Highway 52
Metamora, IN 47030

244 Wooded Acres

148+/- Tillable Acres

Farmstead

3 Stocked Ponds

OWNERS: Clyde D. Lineback & Russell McNew

HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

HLIS# PDB-10342

For more information on this property, please contact:

Dave Bonnell
Columbus, IN
812-343-4313
daveb@halderman.com

Michael Bonnell
Columbus, IN
812-343-6036
michaelb@halderman.com

Craig Springmier
Eaton, OH
937-533-7126
craig@halderman.com

**Rolling Cropland & Pasture
Woods • Potential Homesites**

407+/- Total Acres • 7 Tracts

Columbia Township, Fayette County, IN

OWNERS: Clyde D. Lineback & Russell McNew

244 Wooded Acres

148 Tillable Acres

Farmstead

3 Stocked Ponds

AUCTION August 26, 2010 • 6:30 PM
Hearthstone Restaurant • 18149 US Highway 52 • Metamora, IN 47030

PROPERTY INSPECTIONS: July 28 • 10:00 AM - 3:00 PM
August 7 & August 15 • 1:00 - 4:00 PM

Dave Bonnell
Columbus, IN
812-343-4313
daveb@halderman.com

Michael Bonnell
Columbus, IN
812-343-6036
michaelb@halderman.com

Craig Springmier
Eaton, OH
937-533-7126
craig@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLIS# PDB-10342

800.424.2324 | www.halderman.com