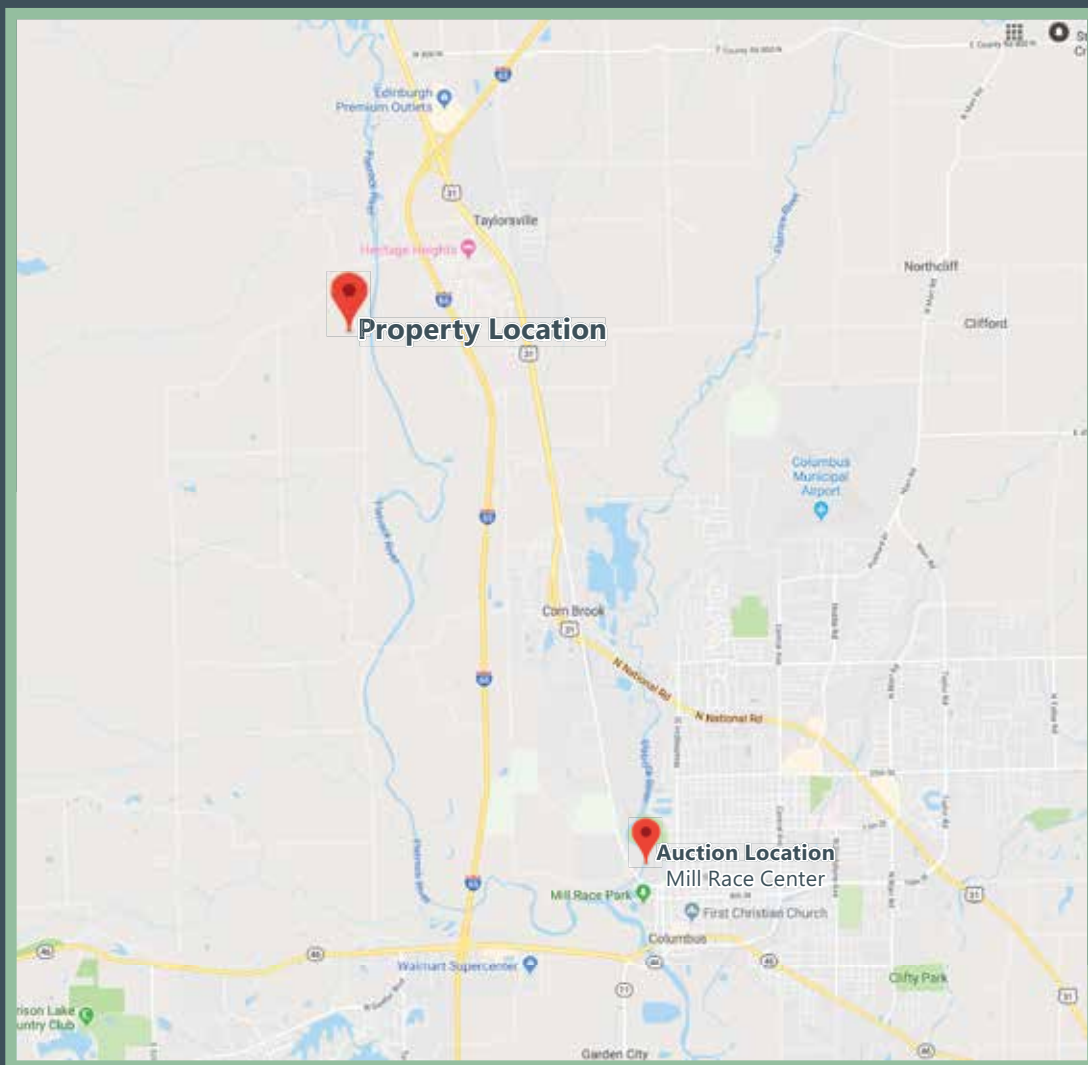




Terms & Conditions

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 11, 2018. At 6:30 PM, 438 acres, more or less, will be sold at the Mill Race Center, Columbus, IN. This property will be offered in fourteen tracts as individual units, in combination or as a whole farm. 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 the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, 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 warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure. Surveyed tracts will be Ag tracts with building rights.

FARM INCOME: Seller will retain the 2018 farm income.

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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

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 the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CLOSING: The closing shall be on or before December 11, 2018. The Sellers have the choice to extend this date if necessary. If a survey is required, closing will be 14 days after the survey is completed.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2018 due 2019. Buyer will be given a credit at closing for the 2018 real estate taxes due 2019 and will pay all taxes beginning with the spring 2019 installment 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 Inc., Russell D. Harmeyer, 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 Sellers 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.



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

P O Box 297 | Wabash, IN 46992

German Township | Bartholomew County

Auction

438^{+/-} acres

14 TRACTS

October 11th • 6:30 P.M.

Mill Race Center: 900 Lindsey Street - Columbus, IN 47201

Productive Cropland,
House, Grain Storage,
Potential Home Sites

Property Information

LOCATION

At the intersection of 450 N
& 400 W and along 330 W

ZONING

Agricultural

TOPOGRAPHY

Gently Rolling

SCHOOL DISTRICT

Bartholomew County
School Corporation

ANNUAL TAXES

Tract 1-5: \$4,660.96

Tract 6: \$1,180.50

Tract 7: \$86.86

Tracts 8-10: \$4,037.04

Tracts 11-12: \$1,939.48

Tracts 13-14: \$1,462.46

Tract Breakdown

438^{+/-} Total Acres

310.93^{+/-} Tillable

115.94^{+/-} Wooded

0.9^{+/-} Pond Lake

10.56^{+/-} Building Site

DRONE VIDEO & IMPROVEMENT
PICTURES AVAILABLE AT HALDERMAN.COM

PLACE BID

Online Bidding
Available

1% Buyer's premium



German Township | Bartholomew County

Auction

October 11th • 6:30 P.M.

Mill Race Center: 900 Lindsey Street - Columbus, IN 47201

438^{+/-}
acres
14 TRACTS

Productive Cropland, House,
Grain Storage, Potential Home Sites



Dave Bonnell
Columbus, IN
812.343.4313
daveb@halderman.com



Michael Bonnell
Shelbyville, IN
812.343.6036
michaelb@halderman.com



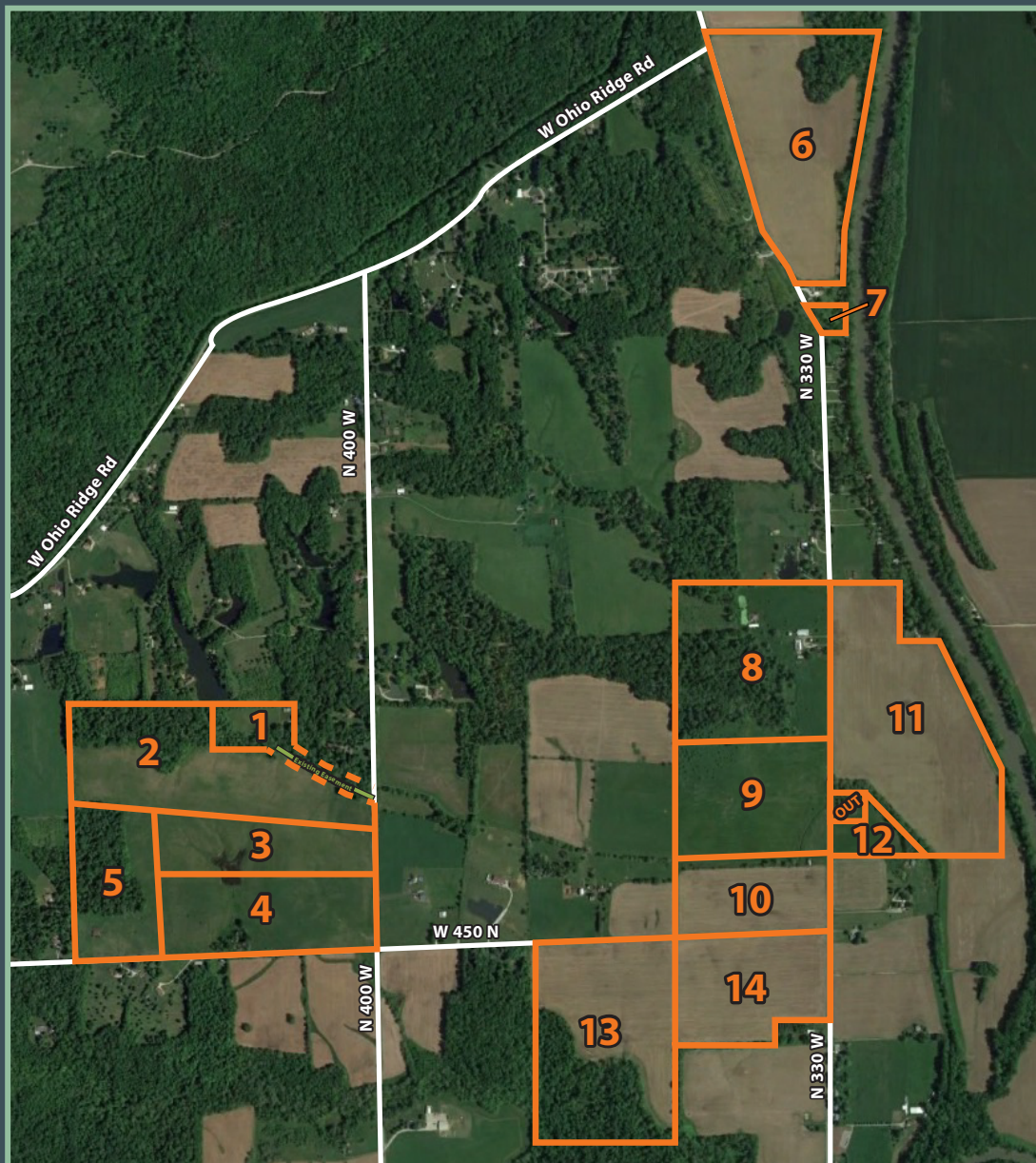
Owner: Ott Realty & Ott
Farms Partnership
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# PDB-12225 (18)

800.424.2324 | halderman.com



Open Houses Held at Tract 1 and 8

September 16, 1 - 3 p.m. & September 20, 5 - 7 p.m.



Tract Information

Tract 1 will be sold as a single unit. Tracts 2-5 can be sold as individual units or combined with each other.
Tracts 6-14 can be sold as individual units or combined with each other.

Tract 1 - 7[±] Acres

2.48[±] Tillable, 2.48[±] Wooded,
2.04[±] Building Site

Includes 2,508 sq. ft. log home with 2 bedrooms,
1.5 bathrooms, attached 2 car garage & shop building.

Tract 2 - 44.5[±] Acres

32[±] Tillable, 12.5[±] Wooded

Tract 3 - 26[±] Acres

25.5[±] Tillable, 0.5[±] Pond/Lake

Tract 4 - 26.4[±] Acres

25[±] Tillable, 1.4[±] Wooded

Tract 5 - 16.2[±] Acres

4[±] Tillable, 10[±] Wooded,

2[±] Building Site

Includes barn.

Tract 6 - 54.51[±] Acres

44[±] Tillable, 10.11[±] Wooded,
0.4[±] Pond/Lake

Tract 7 - 1.52[±] Acres - All Building Site

Tract 8 - 45[±] Acres

18.5[±] Tillable, 22[±] Wooded,
4.5[±] Building Site

Includes 1,608 sq. ft. farmhouse with 4 bedrooms &
1 bathroom, garage, shop, barn & open front pole barn.
2 grain bins with 20,000 bushel capacity, wet holding
tank, 24x45 farrowing house, 24x90 farrow-nursery-
finishing barn.

Tract 9 - 31.94[±] Acres

31.5[±] Tillable, 0.44[±] Other

Tract 10 - 19.5[±] Acres

17.71[±] Tillable, 0.5[±] Building Site,
1.29[±] Other
Includes small barn.

Tract 11 - 69.29[±] Acres

60.48[±] Tillable, 8.81[±] Wooded

Tract 12 - 8.2[±] Acres

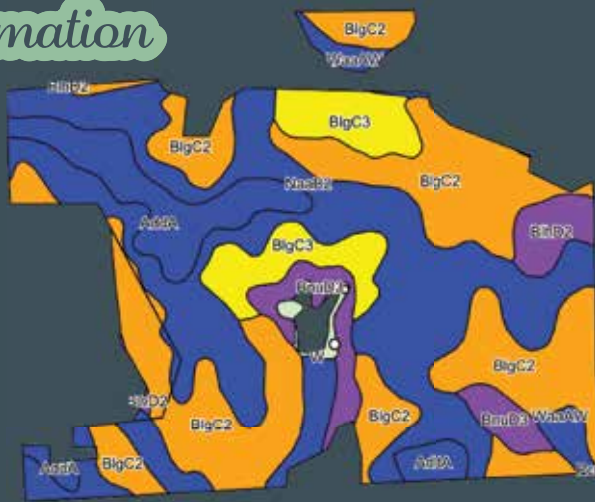
5.31[±] Tillable, 2.89[±] Wooded

Tract 13 - 60[±] Acres

31.75[±] Tillable, 28.25[±] Wooded

Tract 14 - 28[±] Acres - All Tillable

Soil Information



Tracts 1-5

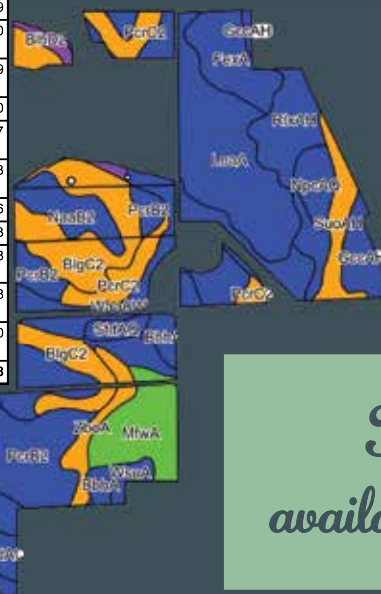
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Soybeans	Corn
BlgC2	BlocherCincinnati silt loams, 6 to 12 percent slopes, eroded	34.39	45	128
NaaB2	Nabb silt loam, 2 to 6 percent slopes, eroded	31.20	45	130
AddA	Avonburg silt loam, 0 to 2 percent slopes	8.35	49	145
BlgC3	BlocherCincinnati silt loams, 6 to 12 percent slopes, severely eroded	7.74	41	118
WaaAW	Wakeland silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	5.16	44	146
BnuD3	BonnellHickoryBlocher complex, 12 to 25 percent slopes, severely eroded	4.45	31	88
BlhD2	BlocherBonnell silt loams, 12 to 25 percent slopes, eroded	2.41	34	96
W	Water	0.56		
Weighted Average			43.8	126.9

Tracts 6 & 7

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
MfwA	Martinsville loam, sandy substratum, 0 to 2 percent slopes	23.90	145	51
WsuA	Whitaker loam, 0 to 2 percent slopes	10.51	153	51
FexA	Fox loam, 0 to 2 percent slopes	9.03	106	37
SldAH	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.42	125	43
Ppu	Pits, sand and gravel	0.11		
Weighted Average			138.3	47.9

Tracts 8-14

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Non-Irr Class *c	Soybeans	Corn
PcrB2	Pekin silt loam, 2 to 6 percent slopes, eroded	26.32	IIe	47	136
LeaA	Lauer silt loam, 0 to 2 percent slopes	23.93	IIw	54	164
BlgC2	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, eroded	22.01	IIle	45	128
BbhA	Bartle silt loam, 0 to 2 percent slopes	16.28	IIw	49	145
WaaAW	Wakeland silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	15.30	IIw	44	146
NaaB2	Nabb silt loam, 2 to 6 percent slopes, eroded	11.77	IIe	45	130
RtxAH	Rosburg silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	10.96	IIw	42	130
MfwA	Martinsville loam, sandy substratum, 0 to 2 percent slopes	10.46	Iw	51	145
FexA	Fox loam, 0 to 2 percent slopes	8.45	IIls	37	106
PcrC2	Pekin silt loam, 6 to 12 percent slopes, eroded	7.82	IIle	44	124
StdAQ	Stendal silt loam, 0 to 2 percent slopes, rarely flooded	7.46	IIw	49	149
SuoAH	Stonelick fine sandy loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.20	IIlw	28	80
GccAH	Genesee loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.13	IIlw	42	119
ZboA	Zipp silty clay loam, 0 to 1 percent slopes	4.03	IIlw	46	150
NpcAQ	Nineveh gravely sandy loam, 0 to 2 percent slopes, rarely flooded	3.96	IIls	30	107
HcgAW	Haymond silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	2.41	IIw	46	133
BlhD2	Blocher-Bonnell silt loams, 12 to 25 percent slopes, eroded	1.87	VIe	34	96
WsuA	Whitaker loam, 0 to 2 percent slopes	1.77	IIw	51	153
BlgC3	Blocher-Cincinnati silt loams, 6 to 12 percent slopes, severely eroded	0.99	IVe	41	118
BnuD3	Bonnell-Hickory-Blocher complex, 12 to 25 percent slopes, severely eroded	0.69	VIe	31	88
WokAW	Wilbur silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	0.13	IIw	48	140
Weighted Average				45.7	135.8



Timber report
available upon request.