

AUCTION

DECEMBER 8TH

6:30 PM

LOCATED IN 3 COUNTIES: DELAWARE • HENRY • RANDOLPH

PRODUCTIVE CROPLAND

405^{+/-} ACRES

9 TRACTS

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 December 8, 2016. At 6:30 PM, 405.99 acres, more or less, in three (3) counties will be sold at The Heartland Building at Delaware County Fairgrounds, Muncie, IN. This property will be offered in nine 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 Chris Peacock at 765-546-0592 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.

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 Trustee'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.

FARM INCOME: Seller will retain the 2016 farm income.

CLOSING: The closing shall be on or about February 10, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to harvest the 2016 crop.

REAL ESTATE TAXES: Real estate taxes are Tracts 1-4: \$7,989.58 for Delaware County, Tracts 5-7: \$4,264.56 for Henry County and Tracts 8-9: \$1,375.80 for Randolph County. The Purchaser will pay the 2016 due 2017 real estate taxes beginning with the spring 2017 installment and all taxes thereafter.

DITCH ASSESSMENTS: Ditch assessments for Tracts 1-4: \$212.39 for Delaware County, Tracts 5-7: \$322.83 for Henry County and Tracts 8-9: \$199.58 for Randolph County. Buyer will pay all ditch assessments beginning with the spring 2017 installment and all assessments 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.

AUCTION

DECEMBER 8TH • 6:30 PM

DELAWARE COUNTY FAIRGROUNDS

HEARTLAND BUILDING

1210 N WHEELING AVENUE

MUNCIE, IN 47308

WELL-MAINTAINED, PRODUCTIVE CROPLAND

LOCATED IN 3 COUNTIES:

DELAWARE • HENRY • RANDOLPH

405^{+/-} ACRES

9 TRACTS

379^{+/-} TILLABLE • 20^{+/-} WOODED

OWNER: MCDOWELL LAND TRUST



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HALDERMAN
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DELAWARE COUNTY • HAMILTON TWP
212^{+/-} ACRES • 203^{+/-} TILLABLE • 7^{+/-} WOODED

LOCATION: ON THE SOUTHEAST SIDE OF ROYERTON, NEAR MUNCIE,
ALONG HWY 3/67 AND ROYERTON RD

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOL DISTRICT: DELAWARE COMMUNITY SCHOOL CORP.

ANNUAL TAXES: \$7,989.58

DITCH ASSESSMENT: \$212.39

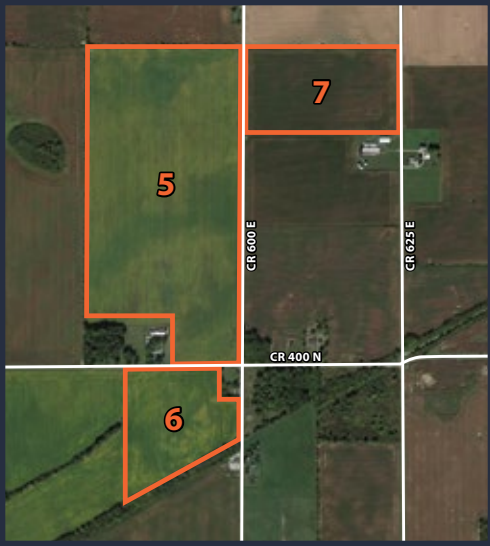
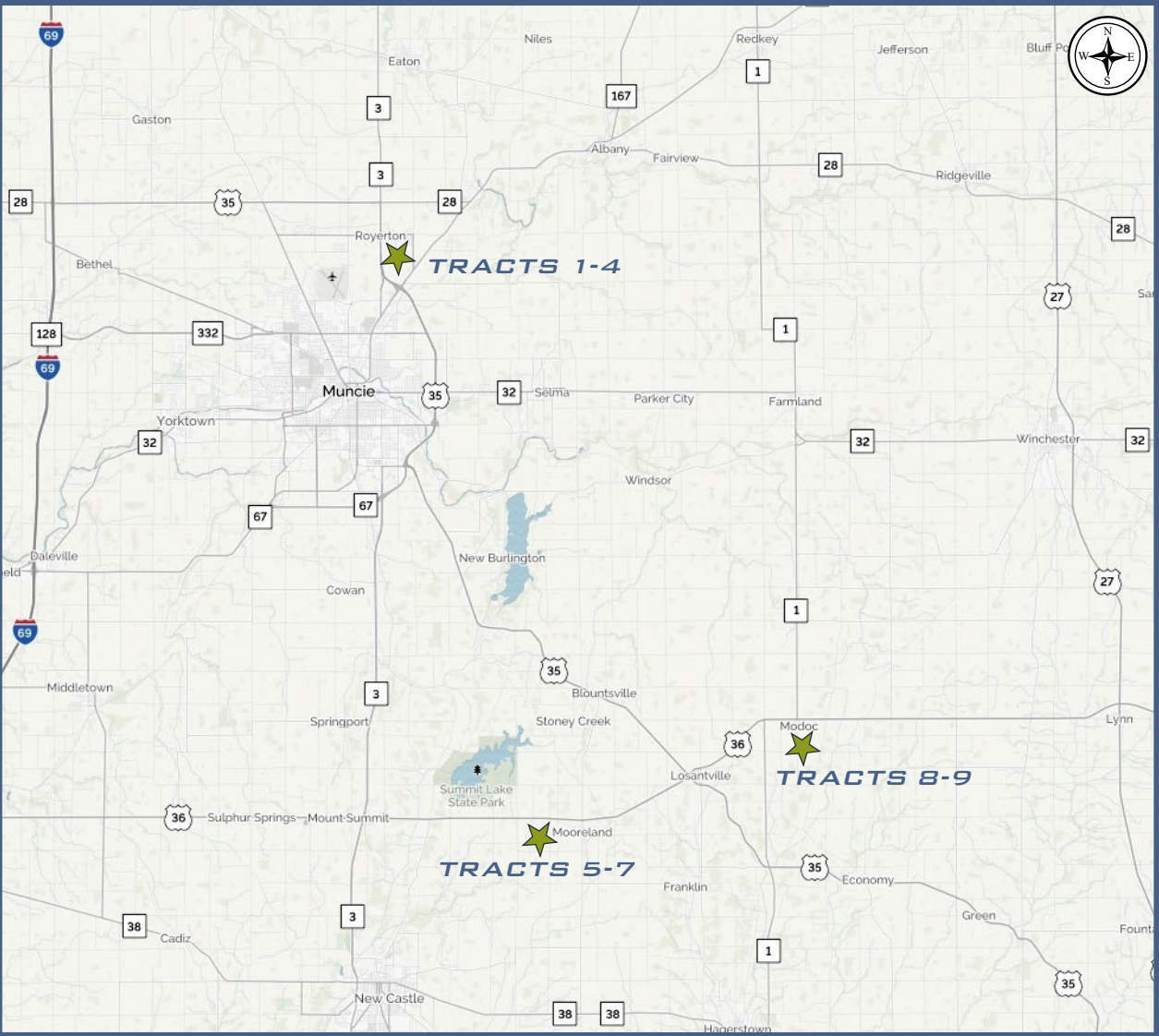
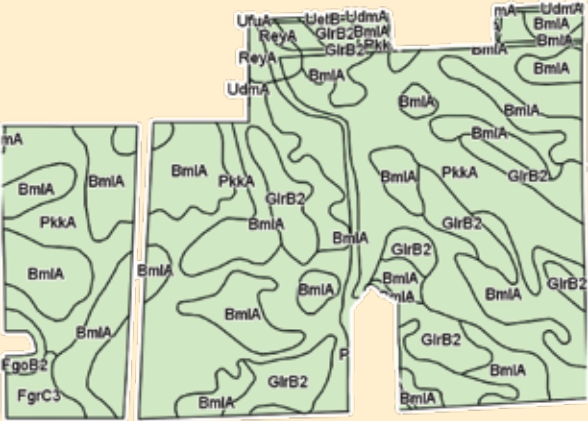
TRACT 1: 39^{+/-} ACRES,
38.5^{+/-} TILLABLE

TRACT 2: 161.84^{+/-} ACRES,
156.44^{+/-} TILLABLE,
5^{+/-} WOODED

TRACT 3: 6.56^{+/-} ACRES,
3.95^{+/-} TILLABLE,
2.35^{+/-} WOODED

TRACT 4: 5^{+/-} ACRES,
4.7^{+/-} TILLABLE

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
PkA	Pewamo silty clay loam, 0 to 1 percent slopes	91.77	154	43
BmIA	Blount-Del Rey silt loams, 0 to 1 percent slopes	77.90	141	46
GlB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	24.83	126	44
FgrC3	Fox-Muncie clay loams, 6 to 12 percent slopes, severely eroded	3.07	95	33
ReyA	Rensselaer loam, 0 to 1 percent slopes	2.64	173	49
FgoB2	Fox-Muncie complex, 2 to 6 percent slopes, eroded	1.45	114	40
UdmA	Urban land-Blount-Pewamo complex, 0 to 2 percent slopes	0.97		
UetB	Urban land-Glynwood complex, 2 to 6 percent slopes	0.19		
UfuA	Urban land-Millgrove complex, 0 to 1 percent slopes	0.10		
Weighted Average		143.7	43.9	



HENRY COUNTY • BLUE RIVER TWP
116^{+/-} ACRES • 112^{+/-} TILLABLE

LOCATION: 1 MILE WEST OF MOORELAND, AT CR 600 E
& CR 400 N, 1/2 MILE SOUTH OF US 36

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOL DISTRICT: BLUE RIVER VALLEY SCHOOLS

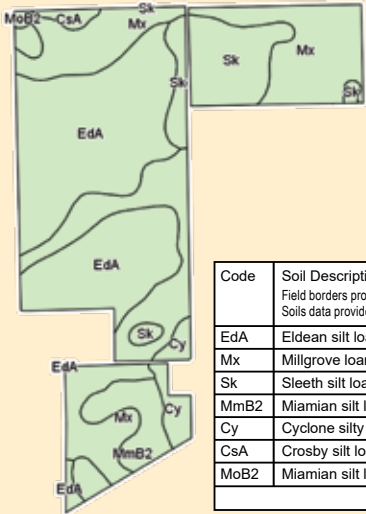
ANNUAL TAXES: \$4,264.56

DITCH ASSESSMENT: \$322.83

TRACT 5: 74.86^{+/-} ACRES,
72.39^{+/-} TILLABLE

TRACT 6: 18.4^{+/-} ACRES,
17.31^{+/-} TILLABLE

TRACT 7: 23^{+/-} ACRES,
22.38^{+/-} TILLABLE



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
EdA	Eldean silt loam, 0 to 2 percent slopes	45.00	100	35
Mx	Millgrove loam	41.00	175	49
Sk	Sleeth silt loam	13.21	145	47
MmB2	Miamian silt loam, 2 to 6 percent slopes, eroded	7.01	125	44
Cy	Cyclone silty clay loam	3.47	190	54
CsA	Crosby silt loam, stony subsoil, 0 to 3 percent slopes	2.02	140	46
MoB2	Miamian silt loam, stony subsoil, 2 to 6 percent slopes, eroded	0.37	125	44
Weighted Average		137.9	42.9	



TRACT 8: 50.74^{+/-} ACRES,
47^{+/-} TILLABLE, 3^{+/-} WOODED

TRACT 9: 26.6^{+/-} ACRES,
16.5^{+/-} TILLABLE,
10.1^{+/-} WOODED

RANDOLPH COUNTY • UNION TWP
77^{+/-} ACRES • 63^{+/-} TILLABLE • 13^{+/-} WOODED

LOCATION: 1 MILE SOUTH OF MODOC, ON CR 800 W,
1/4 MILE SOUTH OF CR 900 S

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOL DISTRICT: UNION SCHOOL CORP.

ANNUAL TAXES: \$1,375.80

DITCH ASSESSMENT: \$199.58

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
LsB2	Losantville silt loam, stony subsoil, 2 to 6 percent slopes, eroded	41.95	125	44
Ts	Treaty silt loam, stony subsoil	24.00	185	53
CkB	Celina silt loam, stony subsoil, 1 to 4 percent slopes	2.68	130	46
LIC3	Losantville clay loam, stony subsoil, 6 to 12 percent slopes, severely eroded	2.39	105	37
CnB	Crosby silt loam, stony subsoil, 1 to 3 percent slopes	1.51	140	46
So	Sloan silt loam, frequently flooded	0.07	150	40
Weighted Average		144.7	46.9	

