

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 November 1, 2016. At 6:30 PM, 688.3 acres, more or less, will be sold at Montpelier Civic Center, 339 S. Main Street, Montpelier, IN 47359. This property will be offered in 11 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 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 warrant 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 the appropriate deed for transfer of the property 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.
CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Delaware / Blackford County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. Tract 11 contains 3 acres of CRP which expires 9/30/2022. Buyer may renew the contract if they wish.
CLOSING: The closing shall be on or before December 1, 2016 or 15 days after completion of any survey. The Sellers have the choice to extend this date if necessary.
POSSESSION: Possession of land will be at closing.
REAL ESTATE TAXES: Real estate taxes Tracts 1-3: \$7,952 for Tracts 4-6: \$3,685 and for Tracts 7-11 are \$10,675. The Seller will pay the 2016 taxes due and payable in 2017. Buyer will be given a credit at closing for the 2016 real estate taxes due 2017 and will pay all taxes beginning with the spring 2017 installment and all taxes thereafter.
DITCH ASSESSMENTS: Tracts 1-3: \$1,198 for Tracts 4-6: \$1,026 and for Tracts 7-11 are \$870. Seller will pay 2016 Assessments, Buyer(s) will pay the 2017 Assessments.
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 disclaims 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, 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. Conduction 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

690^{+/-}
ACRES

AUCTION
NOVEMBER 1ST • 6:30 PM

HARRISON & JACKSON TWPS • BLACKFORD COUNTY

11
TRACTS

QUALITY FARMLAND
WOODS & WETLANDS

Rick Johnloz
Bluffton, IN
260.824.3130
rickj@halderman.com

HALDERMAN
REAL ESTATE
SERVICES
HLS# RAJ-11839 (16)
800.424.2324 | www.halderman.com

HARRISON & JACKSON TWPS • BLACKFORD COUNTY

AUCTION
NOVEMBER 1ST • 6:30 PM
MONTPELIER CIVIC CENTER
339 S MAIN ST • MONTPELIER, IN

690^{+/-}
ACRES

11
TRACTS

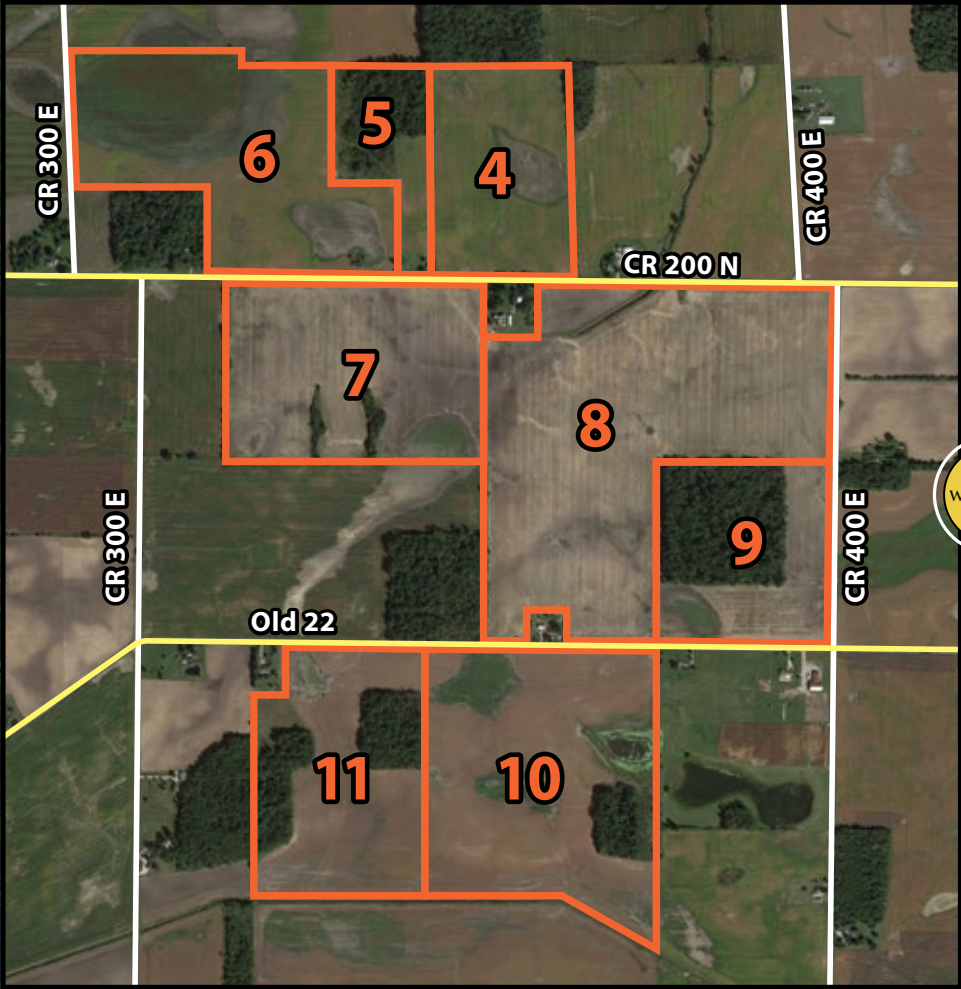
QUALITY FARMLAND
WOODS & WETLANDS

558^{+/-} TILLABLE • 86^{+/-} WOODED
20^{+/-} WETLANDS • 3^{+/-} ACRES CRP
2^{+/-} ACRE HOMESITE

Rick Johnloz
Bluffton, IN
260.824.3130
rickj@halderman.com

PLACE BID
Online Bidding is Available
Owners: Audremae Clamme Estate
and Howard Clamme Trust

HALDERMAN
REAL ESTATE
SERVICES
HLS# RAJ-11839 (16)
800.424.2324 | www.halderman.com



TRACT DETAILS

- TRACT 1: 147¹/₂ Acres, 134¹/₂ Tillable, 11.5¹/₂ Wooded
- TRACT 2: 55¹/₂ Acres, 10¹/₂ Tillable, 28¹/₂ Wooded, 15¹/₂ Wetlands
- TRACT 3: 25¹/₂ Acres, 24.5¹/₂ Tillable
- TRACT 4: 37¹/₂ Acres, 36.5¹/₂ Tillable
- TRACT 5: 19.5¹/₂ Acres, 5¹/₂ Tillable, 11¹/₂ Wooded, 2¹/₂ Acre Homesite
- TRACT 6: 67.5¹/₂ Acres, 64¹/₂ Tillable
- TRACT 7: 58.5¹/₂ Acres, 54¹/₂ Tillable
- TRACT 8: 112.5¹/₂ Acres, 110¹/₂ Tillable
- TRACT 9: 40¹/₂ Acres, 20¹/₂ Tillable, 19.5¹/₂ Wooded
- TRACT 10: 76.3¹/₂ Acres, 63¹/₂ Tillable, 5¹/₂ Wooded
- TRACT 11: 52.5¹/₂ Acres, 37¹/₂ Tillable, 11.5¹/₂ Wooded, 3¹/₂ CRP Acres

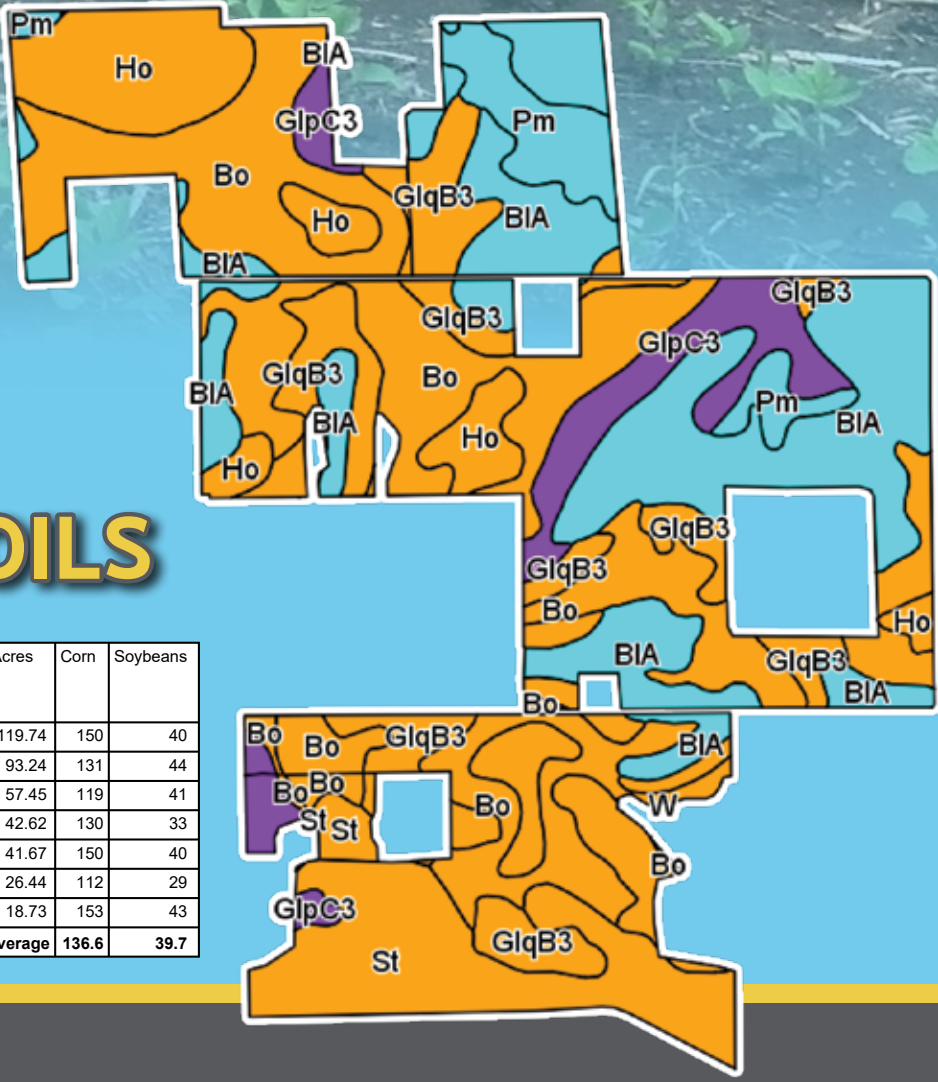
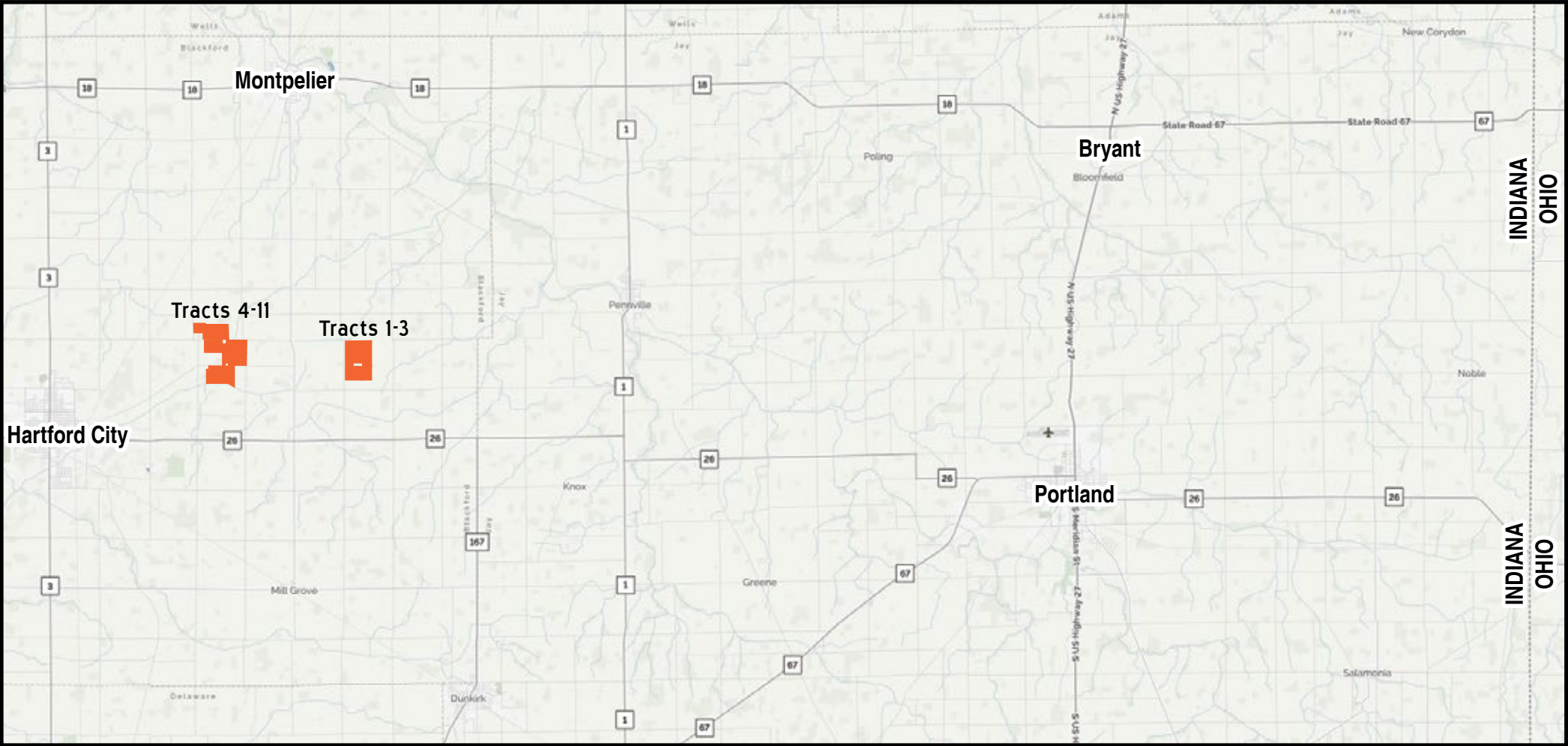


TRACTS 1-3 SOILS

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Bo	Bono silty clay	94.95	150	40
Bs	Bono Variant mucky silty clay	45.07	150	44
BIA	BlountGlynwood, thin solum complex, 0 to 3 percent slopes	24.82	131	44
Pm	Pewamo silty clay, 0 to 2 percent slopes	6.41	153	43
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	5.40	119	41
Ho	Houghton muck, drained	0.50	150	40
Wa	Walkkil Variant silty clay, frequently flooded	0.44	145	42
W	Water	0.43		
Weighted Average		146.1		41.6

PROPERTY DETAILS

- LOCATION: East of Hartford City and south of Montpelier
- ZONING: Agricultural
- TOPOGRAPHY: Level - Gently Rolling
- SCHOOLS: Blackford County Schools
- ANNUAL TAXES
 - TRACTS 1-3: \$7,952
 - TRACTS 4-6: \$3,685
 - TRACTS 7-11: \$10,675
- DITCH ASSESSMENTS
 - TRACTS 1-3: \$1,198
 - TRACTS 4-6: \$1,026
 - TRACTS 7-11: \$870



TRACTS 4-11 SOILS

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Bo	Bono silty clay	119.74	150	40
BIA	BlountGlynwood, thin solum complex, 0 to 3 percent slopes	93.24	131	44
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	57.45	119	41
St	Saranac clay, frequently flooded	42.62	130	33
Ho	Houghton muck, drained	41.67	150	40
GlqC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	26.44	112	29
Pm	Pewamo silty clay, 0 to 2 percent slopes	18.73	153	43
Weighted Average		136.6		39.7