

TERMS & CONDITIONS • JOHNSON COUNTY • 83^{+/-} ACRE PARCEL

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 5, 2016. At 6:30 PM, 83 acres, more or less, will be sold at Johnson County Fairgrounds, Scott Hall, 250 Fairground Street, Franklin, IN 46131. This property will be offered in 4 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, Michael Bonnell at 812-343-6036 or Todd Litten at 812-327-2466 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.

FARM INCOME: The Seller will retain all 2016 farm income.

CLOSING: The closing shall be on or before November 1, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the current tenant's rights. Possession of the building will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$3,794.16. 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 ASSESSMENT: The ditch assessment is \$74.00. The Buyer(s) will pay the 2017 ditch assessment 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 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. 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.

Owners: Ida R. Meyer Estate, Pleasant Hill Farms, LLC,
John Meyer, Michael Meyer, Joanne Jones, and Mary Gates

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



Online Bidding
Available



DOWNLOAD!
Halderman Real Estate App



TERMS & CONDITIONS • BROWN COUNTY • 907^{+/-} ACRE PARCEL

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 5, 2016. At 6:30 PM, 907.78 acres, more or less, will be sold at Johnson County Fairgrounds, Scott Hall, 250 Fairground Street, Franklin, IN 46131. This property will be offered in 11 tracts as individual units; Tracts 1-4 will be offered as individual tracts, in combination, or as a whole; Tracts 5-9 will be offered as individual tracts, in combination, or as a whole; and Tracts 10 & 11 will be offered as individual tracts, or as a whole. 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, Michael Bonnell at 812-343-6036 or Todd Litten at 812-327-2466 at least two days prior to the sale.

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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.

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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.

FOREST LEGACY: A majority of this property is under the Forest Legacy Program. Please see the following sights for a better understanding of this program: Federal Forest Legacy Program <http://www.fs.fed.us/spf/coop/programs/oa/aboutfflp.shtml> and Indiana Forest Legacy Program https://secure.in.gov/dnr/forestry/files/fo-Legacy_Huter.pdf

CLOSING: The closing shall be on or before November 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, subject to the current tenant's rights. Possession of the buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$1,472.98. 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.

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.

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HALDERMAN
REAL ESTATE
SERVICES

PO Box 297 • Wabash, IN 46992



2 AUCTIONS

Wednesday, October 5 • 6:30 PM



83^{+/-} ACRES • 4 TRACTS

Pleasant Township, Johnson County

907^{+/-} ACRES • 11 TRACTS

Hamblen Township, Brown County

DAVE BONNELL • 812-343-4313 • daveb@halderman.com

MICHAEL BONNELL • 812-343-6036 • michaelb@halderman.com

TODD LITTEN • 812-327-2466 • todd1@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

2 AUCTIONS

Wednesday, October 5 • 6:30 PM

Johnson County Fairgrounds, Scott Hall

250 Fairground St • Franklin, IN 46131

83^{+/-} ACRES • 4 TRACTS

Pleasant Township, Johnson County

CROPLAND • WOODS
POTENTIAL HOMESITES

NEAR GREENWOOD, INDIANAPOLIS, and I-65

907^{+/-} ACRES • 11 TRACTS

Hamblen Township, Brown County

EXCELLENT BLOCK OF WELL-MANAGED
& MARKETABLE TIMBER,
SUPERIOR RECREATIONAL & HUNTING LAND

NEAR SWEETWATER, GREEN, and PRINCES LAKES

INSPECTIONS: 9/12 • 4-6 PM & 9/17 • 9:30 AM-2 PM

DAVE BONNELL • 812-343-4313 • daveb@halderman.com

MICHAEL BONNELL • 812-343-6036 • michaelb@halderman.com

TODD LITTEN • 812-327-2466 • todd1@halderman.com

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83^{+/-} ACRES • 4 TRACTS

Pleasant Township, Johnson County

53.73^{+/-} Tillable • 29.27^{+/-} Wooded



TRACT 1: 22^{+/-} Acres, All Tillable

TRACT 2: 21^{+/-} Acres, All Tillable

TRACT 3: 19^{+/-} Acres, 10.73^{+/-} Tillable,
8.27^{+/-} Wooded, Barn also located on this tract

TRACT 4: 21^{+/-} Acres, All Wooded

All tracts have been approved by the
Johnson County Plan Commission as buildable lots.

LOCATION: Between Combs & Five Points Rds,
east of Greenwood

ZONING: Agricultural

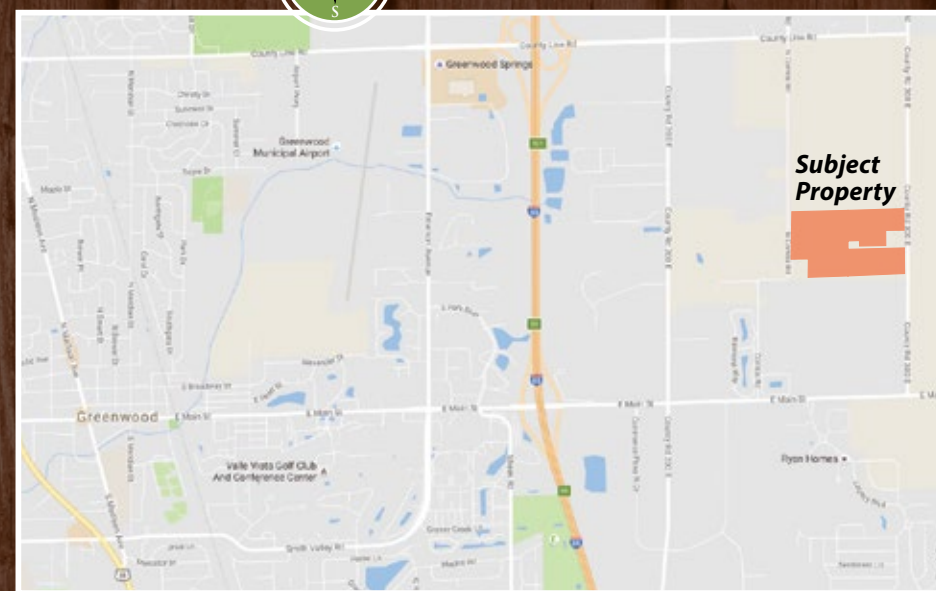
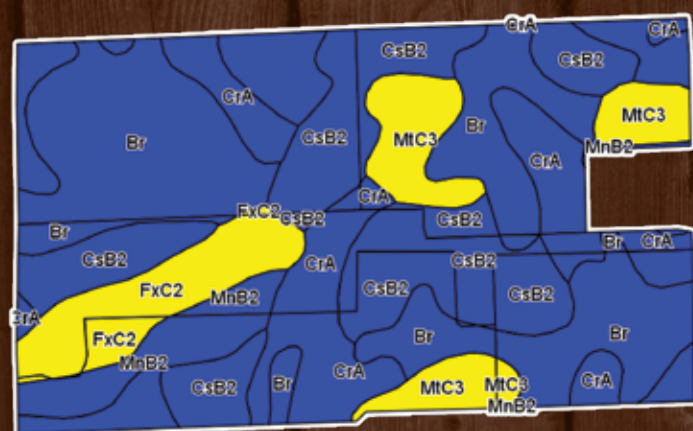
TOPOGRAPHY: Level - Gently Rolling

SCHOOL DISTRICT: Clark-Pleasant Schools

ANNUAL TAXES: \$3,791.16

DITCH ASSESSMENT: \$74.00

Soils Information



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
Br	Brookston silty clay loam, 0 to 2 percent slopes	31.14	173	51
CsB2	CrosbyMiami silt loams, 2 to 4 percent slopes, eroded	21.33	138	46
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	17.93	154	51
MIC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	7.82	121	41
FxC2	Fox complex, 6 to 12 percent slopes, eroded	6.66	83	29
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.53	142	49
Weighted Average		148	47.2	

907^{+/-} ACRES • 11 TRACTS

Hamblen Township, Brown County

901.43^{+/-} Wooded Acres:

618.48^{+/-} Acres Forest Legacy

116.94^{+/-} Acres Classified Forest

166.01^{+/-} Acres Unrestricted

1.35^{+/-} Pond Acres • 5^{+/-} Acre Homesite

TRACT 1: 5^{+/-} acres including the Meyer cabin that provides everything needed for a weekend or extended stay. If you want to expand your hunting & recreational options, this parcel combines nicely with tract 2 to create the ultimate retreat.

TRACT 2: 464^{+/-} acres of mature, well-managed timberland with multiple access points on Peoga and Green roads. The entire property is enrolled in the Forest Legacy Program. The Forest Legacy easement is available for review. This site has a 1^{+/-} acre stocked pond with the surrounding 5^{+/-} acres reserved for a future home. The stream meandering through the property attracts excellent deer, turkey, and some say gold can be found. The forester's report estimates \$363,000 in timber value from predominately Oak, Walnut & Poplar trees. 70^{+/-} acres are ready to harvest at any time. The full timber report is available for review at: www.halderman.com.

TRACT 3: 6.7^{+/-} acres & potential homesite on Green Road. Note the 3.44^{+/-} acres in the classified forest program will need to be removed if not combined with Tract 2.

TRACT 4: 162^{+/-} acres situated on the both sides of Gold Point road, offers quality timber and open meadow entered in the Forest Legacy Program. This tract has 1^{+/-} and 2.5^{+/-} acre sites out of the Legacy program providing homesite options. A 0.35^{+/-} acre pond near the center of this parcel awaits you and a fishing pole. Quality timber is currently estimated at \$71,000.

TRACT 5: 12^{+/-} acre wooded parcel on Green Road. Mature, harvestable timber combined with a potential homesite.

TRACT 6: 108^{+/-} acres of mature – marked timber. The Consultant's report is available. What a way to start - take advantage of the Meyer family's excellent management practices.

TRACT 7: 37.4^{+/-} acres of marked timber with owned access from Sweetwater Trail. The possibilities are endless with this parcel.

TRACT 8: 50^{+/-} acres offering the same great managed timber as the adjoining tracts. A 50' easement provides access from Sweetwater Trail. The large pine grove could be the homesite you have been looking for.

The timber on Tracts 5-8 is marked for immediate sale with over 200 veneer white oak and walnut trees. The forester estimates total timber value at \$335,000. A copy of the sale inventory is available.

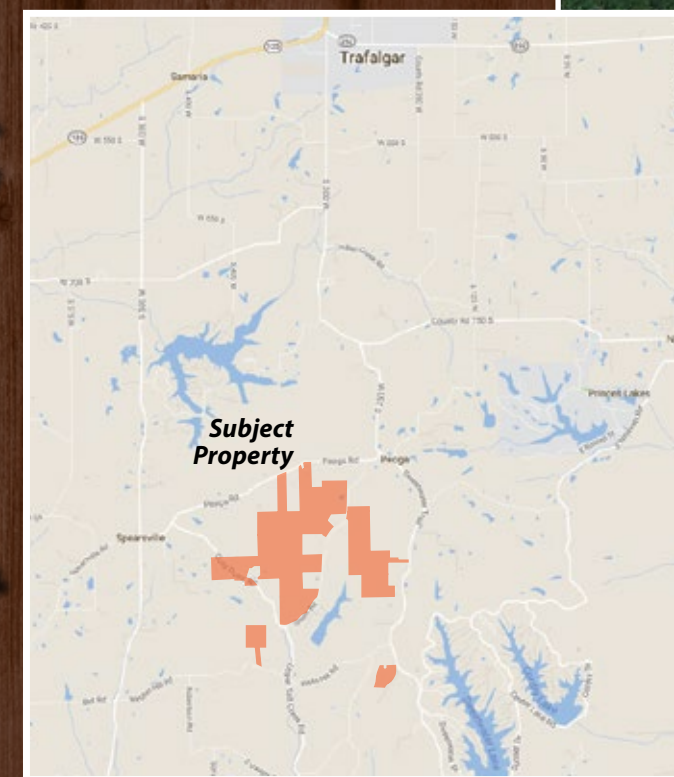
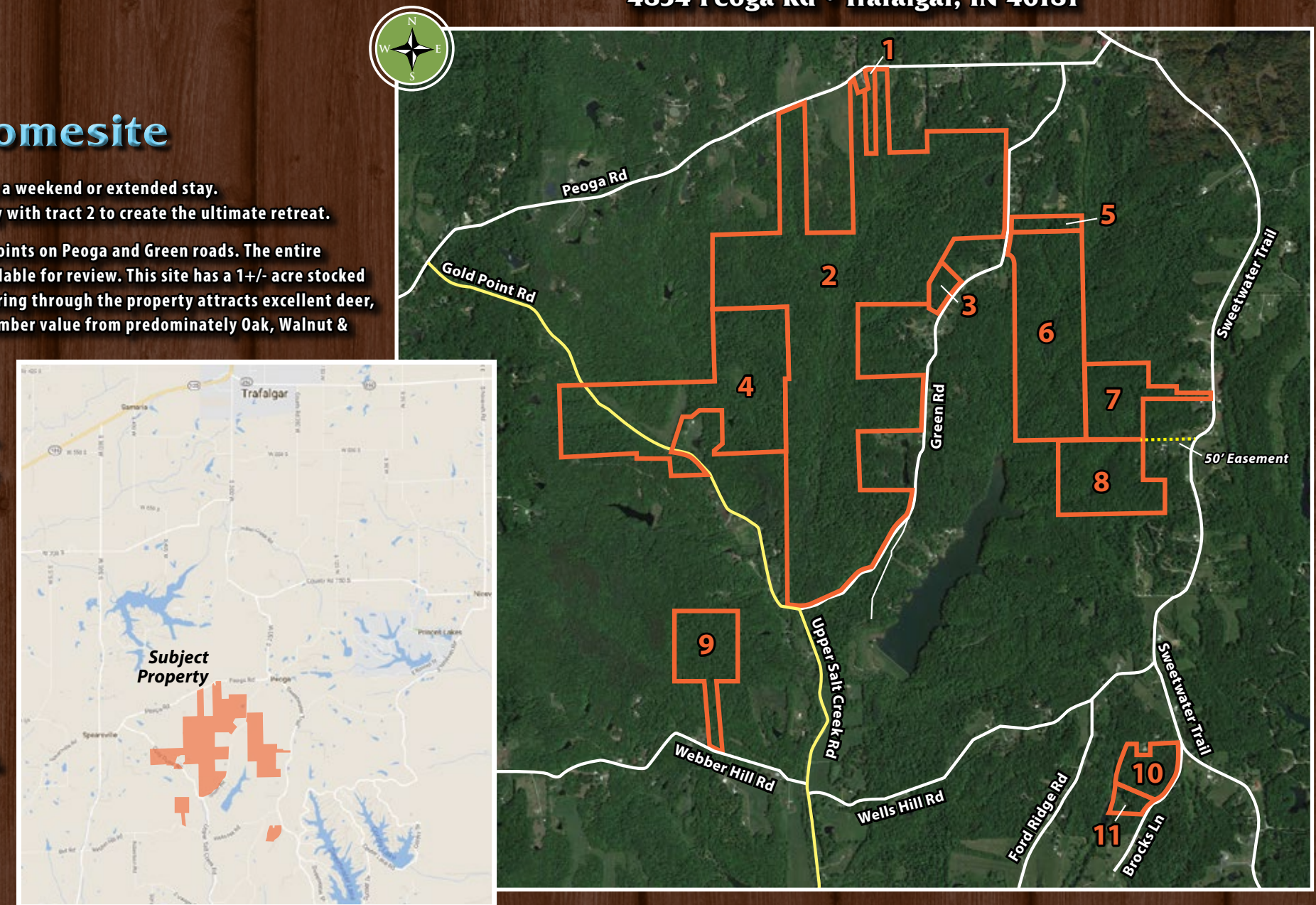
TRACT 9: 37^{+/-} acres of pure mature timber valued at \$18,000. Access available from Webber Hill Road.

TRACTS 10 & 11: Combined 24^{+/-} acres situated along Sweetwater Trail & Brock lane with shared lake-pond access. Continue managing the timber or investigate your building options.

For more information regarding the Forest Legacy Program,
please see the Brown County parcel Terms & Conditions.

Inspection Dates:
9/12 • 4-6 PM & 9/17 • 9:30 AM-2 PM

4834 Peoga Rd • Trafalgar, IN 46181



TRACT 2 LOG CABIN:

- 840 sq ft
- 2 Bedrooms
- 1 Bath
- Kitchen
- Great Room
- Detached Garage

LOCATION: Northeastern Brown County, northwest of
Sweetwater Lake & Green Lake, southwest of Trafalgar

ZONING: Agricultural

TOPOGRAPHY: Rolling

SCHOOL DISTRICT: Brown County School Corp.

ANNUAL TAXES: \$1,472.98