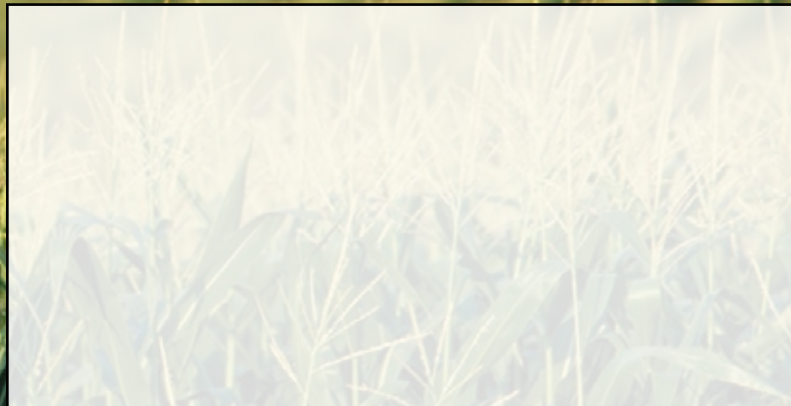


AUCTION

AUG. 29, 2016

6:30 PM CST



BARKLEY TWP • JASPER COUNTY

418^{+/-} ACRES • 11 TRACTS

TERMS & CONDITIONS

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

 **DOWNLOAD!**
Halderman Real Estate App



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 29, 2016. At 6:30 PM CST, 418.713 acres, more or less, will be sold at the Knights of Columbus, Rensselaer, IN. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. 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 Larry Jordan at 765-473-5849 or AJ Jordan at 317-697-3086 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 Seller reserves 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, a survey will be completed, the cost of which will be shared 50/50 by the Seller and the Buyer(s). The Seller 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 price bid 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 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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid. Combo bids will not be split into separate purchase agreements.

DEED: The Seller will provide a Corporate Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller 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 about November 1, 2016. The Seller has the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are \$6,524.22. The Seller will pay the 2016 taxes due and payable in 2017. The Buyer(s) will pay the 2017 taxes due and payable in 2018 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$501.79. The Buyer(s) will pay the 2017 ditch assessment and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, Seller 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 Seller.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

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 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 Seller 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, Seller 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 Seller 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 Seller 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.

BARKLEY TWP • JASPER COUNTY

AUCTION 418^{+/-} ACRES

11 TRACTS

AUGUST 29, 2016

6:30 PM CST

KNIGHTS OF COLUMBUS • 325 E VINE ST • RENSSELAER, IN 46978

Open Houses:

August 17 • 4-6 PM CST

August 20 • 2-4 PM CST



357.78^{+/-} Tillable

29.16^{+/-} Wooded & Pasture

4^{+/-} Acres in Two Homesites

22^{+/-} Acres with Hog & Grain Facilities

PLACE BID Online Bidding
Available

Owners: Pullin Farms, Inc. & Janet Pullin Estate

HALDERMAN
REAL ESTATE
SERVICES

HLS# LWJ-11822 (16)

800.424.2324 | www.halderman.com

AJ JORDAN

Peru, IN

317.697.3086

ajj@halderman.com

LARRY JORDAN

Peru, IN

765.473.5849

lj@halderman.com

Ditch Assessment: \$501.79

4265 W 100 S • Rensselaer, IN 47978

4874 W 100 S • Rensselaer, IN 47978

TRACT 7: 1-story Bedford stone ranch home, 3 bedrooms, 2 full baths, full basement, partly paneled, insulated, central air, LP gas furnace, 4" well (has sulphur), new windows, 1,000 gallon buried LP tank; 1,862 sq ft 2-car attached garage

24' x 24' pole shed with concrete floor, new (2001)

TRACT 10: 1-story 1,312 sq ft frame home (remodeled in 2006) with 5 rooms & bath on main floor, finished attic, full basement, LP gas furnace, central air, aluminum siding, insulated, 5" well, 8' x 14' new kitchen (2006), new Thermopane windows

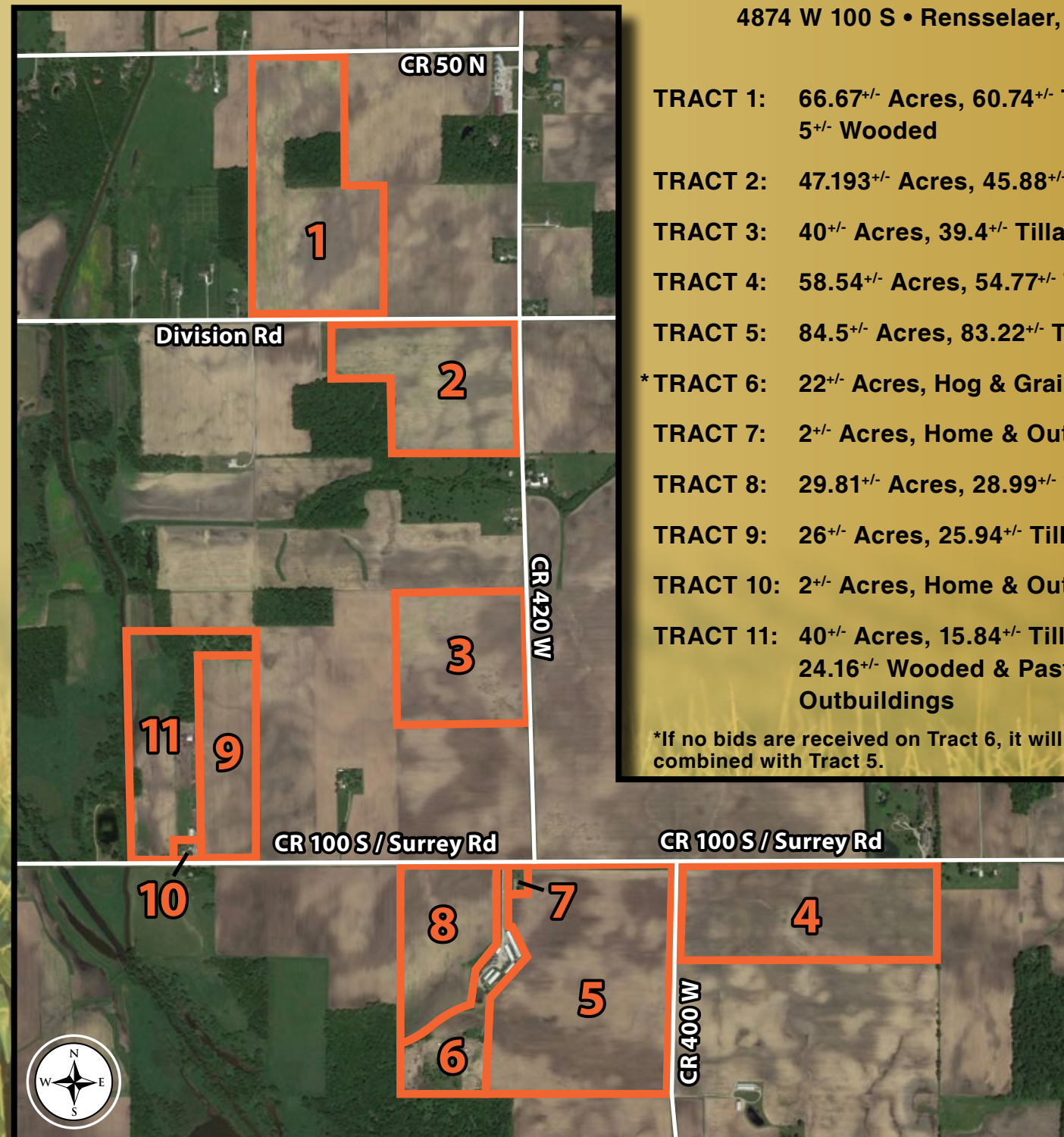
24' x 24' detached garage with concrete floor and two overhead doors

Open Houses:

August 17 • 4-6 PM CST

August 20 • 2-4 PM CST

**Complete building descriptions
are available on our website.**



**TRACT 1: 66.67^{+/-} Acres, 60.74^{+/-} Tillable,
5^{+/-} Wooded**

TRACT 2: 47.193^{+/-} Acres, 45.88^{+/-} Tillable

TRACT 3: 40^{+/-} Acres, 39.4^{+/-} Tillable

TRACT 4: 58.54^{+/-} Acres, 54.77^{+/-} Tillable

TRACT 5: 84.5^{+/-} Acres, 83.22^{+/-} Tillable

***TRACT 6: 22^{+/-} Acres, Hog & Grain Facilities**

TRACT 7: 2^{+/-} Acres, Home & Outbuilding

TRACT 8: 29.81^{+/-} Acres, 28.99^{+/-} Tillable

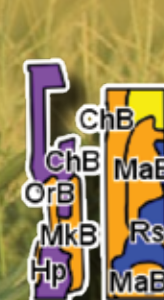
TRACT 9: 26^{+/-} Acres, 25.94^{+/-} Tillable

TRACT 10: 2^{+/-} Acres, Home & Outbuilding

**TRACT 11: 40^{+/-} Acres, 15.84^{+/-} Tillable,
24.16^{+/-} Wooded & Pasture,
Outbuildings**

***If no bids are received on Tract 6, it will be combined with Tract 5.**

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
Rs	Rensselaer fine sandy loam, till substratum	126.45	170	47
Wt	Whitaker fine sandy loam	69.41	141	46
MkB	Metea loamy sand, moderately permeable, 2 to 6 percent slopes	32.50	103	37
MaB	Markton-Aubbeenaubsee complex, 1 to 3 percent slopes	24.31	132	41
OaB	Oakville fine sand, 2 to 6 percent slopes	22.58	73	25
OtB	Ormas variant loamy sand, 2 to 6 percent slopes	17.45	77	27
Dc	Darroch loam	13.66	160	49
Mu	Morocco loamy sand	10.33	100	29
Hp	Houghton muck, disintegration moraine, 0 to 2 percent slopes	10.08		
WsB2	Wawasee loam, 2 to 6 percent slopes, eroded	7.67	127	45
OrB	Ormas loamy fine sand, 2 to 6 percent slopes	5.24	103	37
BeB	Brems loamy sand, 1 to 3 percent slopes	3.14	91	32
Wb	Warners fine sandy loam	2.98	100	16
ChB	Chelsea sand, 2 to 6 percent slopes	2.76	82	29
Re	Rensselaer loam	2.19	172	48
CoB	Corwin loam, moderately permeable, 1 to 3 percent slopes	1.99	145	48
Br	Brookston loam	1.55	172	49
Gf	Gilford fine sandy loam	0.45	148	33
McB	Martinsville fine sandy loam, 2 to 6 percent slopes	0.44	131	46
MeB	Metamora fine sandy loam, moderately permeable, 1 to 4 percent slopes	0.32	145	46
Weighted Average			133.5	40.6