

Auction

June 22 • 6:30 p.m. CDST
Jasper County Fairgrounds, Community Building
2671 W Clark St, Rensselaer, IN 47978

571.57+/- Acres | 7 Tracts

**LARGE ACREAGE IN VERY
GOOD FARMLAND AREA**



571.57+/- Acres — 7 Tracts

496.21 Tillable
18.76 Wooded Pasture
19.1 CRP
29.52 Pasture
7.98 Other

Property Information

Location:

Southeast of Rensselaer, IN and
in Eastern Newton County

Zoning:

Agricultural

Topography:

Level to Gently Rolling

Schools:

Rensselaer City Schools & Newton County School

Annual Taxes:

Jasper Co: \$4,698.38; Newton Co: \$2,697.08

Ditch Assessments:

Jasper Co: \$1,164.72; Newton Co: \$249.58



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571.57+/- Acres — 7 Tracts

Marion, Milroy & Colfax Townships | Jasper & Newton Counties

**LARGE ACREAGE
IN VERY GOOD
FARMLAND AREA**



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Owner: Robert & Vivian Jacks Trust Properties
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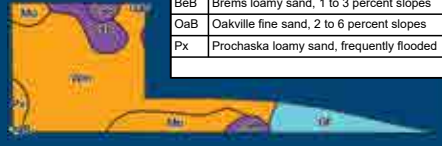
Soils Tract 1

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
Za	ZadogMaumee loamy sands	23.01	22.6%	146	36
Ir	Iroquois fine sandy loam	20.12	19.7%	170	47
SmA	Simonin loamy sand, 0 to 2 percent slopes	17.67	17.3%	131	43
Px	Prochaska loamy sand, frequently flooded	11.54	11.3%	110	19
Pa	Papineau sandy loam	11.10	10.9%	150	46
Re	Rensselaer loam	10.84	10.6%	172	48
BeB	Brems loamy sand, 1 to 3 percent slopes	6.77	6.6%	91	32
OaB	Oakville fine sand, 2 to 6 percent slopes	0.95	0.9%	73	25
Weighted Average		142.9		39.5	



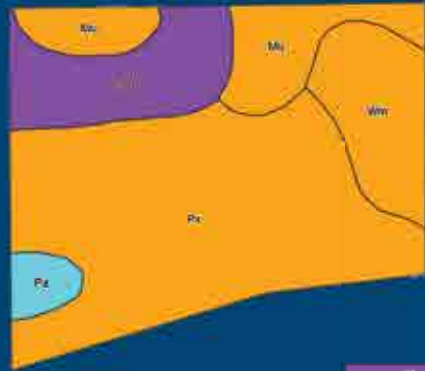
Soils Tract 5

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
Wm	WatsekaMaumee loamy sands	34.76	60.8%	125	29
Mu	Morocco loamy sand	7.48	13.1%	100	29
Gf	Gilford fine sandy loam	6.70	11.7%	148	33
BeB	Brems loamy sand, 1 to 3 percent slopes	3.85	6.7%	91	32
OaB	Oakville fine sand, 2 to 6 percent slopes	2.96	5.2%	73	25
Px	Prochaska loamy sand, frequently flooded	1.38	2.4%	110	19
Weighted Average		119.1		29.2	



Soils Tract 2

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
OaB	Oakville fine sand, 2 to 6 percent slopes	28.57	28.0%	73	25
Wm	WatsekaMaumee loamy sands	19.40	19.0%	125	29
Za	ZadogMaumee loamy sands	16.98	16.6%	146	36
BeB	Brems loamy sand, 1 to 3 percent slopes	12.40	12.2%	91	32
Mu	Morocco loamy sand	11.68	11.5%	100	29
Pa	Papineau sandy loam	9.37	9.2%	150	46
Ir	Iroquois fine sandy loam	1.91	1.9%	170	47
OaC	Oakville fine sand, 6 to 15 percent slopes	1.69	1.7%	64	23
Weighted Average		109.1		31.2	



Soils Tract 3

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
Px	Prochaska loamy sand, frequently flooded	16.34	55.4%	110	19
OaB	Oakville fine sand, 2 to 6 percent slopes	4.38	14.9%	73	25
Mu	Morocco loamy sand	4.02	13.6%	100	29
Wm	WatsekaMaumee loamy sands	3.84	13.0%	125	29
Pa	Papineau sandy loam	0.91	3.1%	150	46
Weighted Average		106.3		23.4	



Soils Tract 4

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
OaB	Oakville fine sand, 2 to 6 percent slopes	1.68	48.1%	73	25
SmA	Simonin loamy sand, 0 to 2 percent slopes	1.48	42.4%	131	43
Re	Rensselaer loam	0.27	7.7%	172	48
Pa	Papineau sandy loam	0.06	1.7%	150	46
Weighted Average		106.6		34.8	



Soils Tract 6

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
Gf	Gilford fine sandy loam	67.21	43.0%	148	33
OaB	Oakville fine sand, 2 to 6 percent slopes	28.78	18.4%	73	25
Mu	Morocco loamy sand	27.98	17.9%	100	29
Za	ZadogMaumee loamy sands	8.72	5.6%	146	36
BeB	Brems loamy sand, 1 to 3 percent slopes	8.23	5.3%	91	32
Fa	Faxon loam	5.38	3.4%	145	39
We	Watseka loamy fine sand	4.17	2.7%	105	27
Re	Rensselaer loam	3.03	1.9%	172	48
NaB	Nesius fine sand, 1 to 3 percent slopes	2.67	1.7%	95	30
Weighted Average		120.8		31.2	



Soils Tract 7 - NEWTON COUNTY

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
MuA	Morocco loamy sand	52.62	49.2%	88	25
Gt	Granby loamy fine sand, 0 to 2 percent slopes	22.26	20.8%	133	36
OaC	Oakville fine sand, 6 to 15 percent slopes	10.07	9.4%	66	23
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	9.60	9.0%	83	29
OaB	Oakville fine sand, 2 to 6 percent slopes	7.79	7.3%	74	26
BmB	Brems loamy sand, 1 to 3 percent slopes	4.53	4.2%	79	28
Weighted Average		93.4		27.7	



Tract Details

Tract 1: 106+/- Acres; 95.75+/- Tillable, 10.25+/- Non-Tillable

Tract 2: 101.03+/- Acres; 87.98+/- Tillable, 3+/- Wooded, 8.05+/- Non-Tillable, 2+/- Other

Tract 3: 29.3+/- Acres; 18.39+/- Tillable, 6.8+/- Wooded, 4.11+/- Non-Tillable

Tract 4: 4+/- Building Site Acres

Tract 5: 58.22+/- Acres; 40.79+/- Tillable, 14.5+/- CRP, 2.93+/- Other

Tract 6: 163.43+/- Acres; 155.78+/- Tillable, 4.6+/- CRP, 3.05+/- Other

Building Descriptions

Tract 2: Cattle Shed - 90' x 75' - Concrete Floor,
Concrete Outside Water
Pasture Shed - 16' x 90' - Concrete

Tract 3: Pasture Shed - 30' x 60'

Tract 4: House - 48' x 33' - 2 Story
Garage - 30' x 30' - 2 Doors
Small Shed - 30' x 30'
Machinery Building - 66' x 48' - Doors on 2 Sides
Grainery - 45' x 30'



Tract 7: NEWTON COUNTY
109.59+/- Acres;
97.52+/- Tillable,
8.96+/- Wooded,
3.11+/- Non-Tillable

Terms & Conditions

PLACE BID

Online Bidding Available

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 June 22, 2017. At 6:30 PM, 571.6 Acres, more or less, will be sold at the Jasper County Fairgrounds, Rensselaer, IN. This property will be offered in seven 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 Dean Retherford at 765-296-8475 or Howard Halderman at 260-563-8888 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.

CLOSING: The closing shall be on or about August 31, 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 the 2017 crop harvest. Possession of the buildings will be at closing.

FARM INCOME: Seller will retain the first installment of the 2017 cash lease. Seller & buyer(s) will execute an assignment of the lease at closing. Buyer(s) will receive the final installment of the cash lease.

REAL ESTATE TAXES: Real estate taxes for 2016 due 2017 are: Jasper Co - \$4,698.38 & Newton Co - \$2,697.08. The Sellers will pay real estate taxes for 2016 due 2017 and the first installment of the 2017 due 2018 real estate taxes. Buyer(s) will be given a credit at closing for the first installment of the 2017 real estate taxes due 2018 and will pay all taxes beginning with the spring 2018 installment and all taxes thereafter.

DITCH ASSESSMENTS: Ditch assessments for 2017 are: Jasper Co - \$1,164.72 and Newton Co - \$249.58. Buyer will pay all ditch assessments beginning with the spring 2018 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. 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.