

268^{+/-} Acres
Auction

Dec. 15th • 6:30 PM

Vigo County Fairgrounds,
Floriculture Bldg
3901 US 41 • Terre Haute, IN 47802



**Prairie Creek Twp,
Vigo County, IN**

Inspection:
December 3rd
3-5 PM

Held at the property.

268^{+/-} Acres
3 Tracts

*High Percentage Tillable,
Excellent Quality Farmland,
Tiled Property with Good Drainage*

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3 Tracts
259.23^{+/-} Tillable
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Property Information

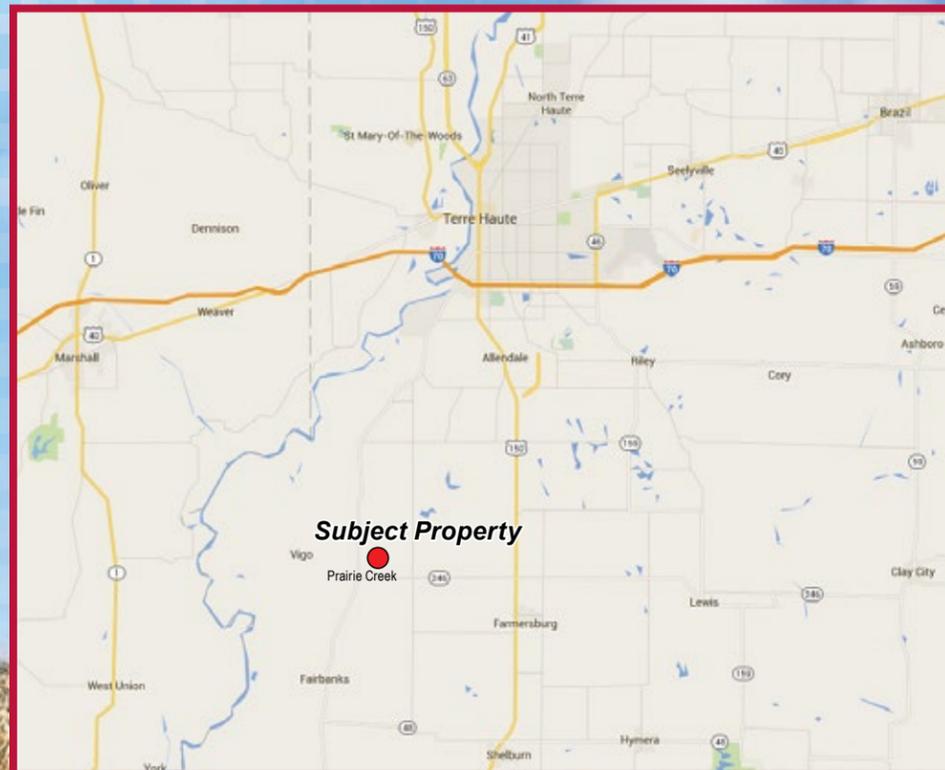
LOCATION: Approximately 15 miles south of Terre Haute, IN, and 1 mile northeast of Prairie Creek, IN, along both sides of French Dr

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Vigo County School Corp.

ANNUAL TAXES: \$11,883.32



Tract Details

TRACT 1: 77[±] Acres, 73.63[±] Tillable, 0.6[±] Wooded

TRACT 2: 153.67[±] Acres, All Tillable
10' x 10' Concrete Block Pump House for Well

TRACT 3: 38[±] Acres, 31.83[±] Tillable, 3[±] Wooded

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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 15, 2015. At 6:30 PM, 268.67 acres, more or less, will be sold at the Vigo County Fairgrounds Floriculture Building, Terre Haute, 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 Sellers, shall constitute a binding contract between the Buyer 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 Todd Litten at 812-876-1045 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, 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.**

BUYER'S PREMIUM: A Buyer's Premium of 2% will be added to the total of each successful bid.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All 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 Sellers will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is 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 January 11, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

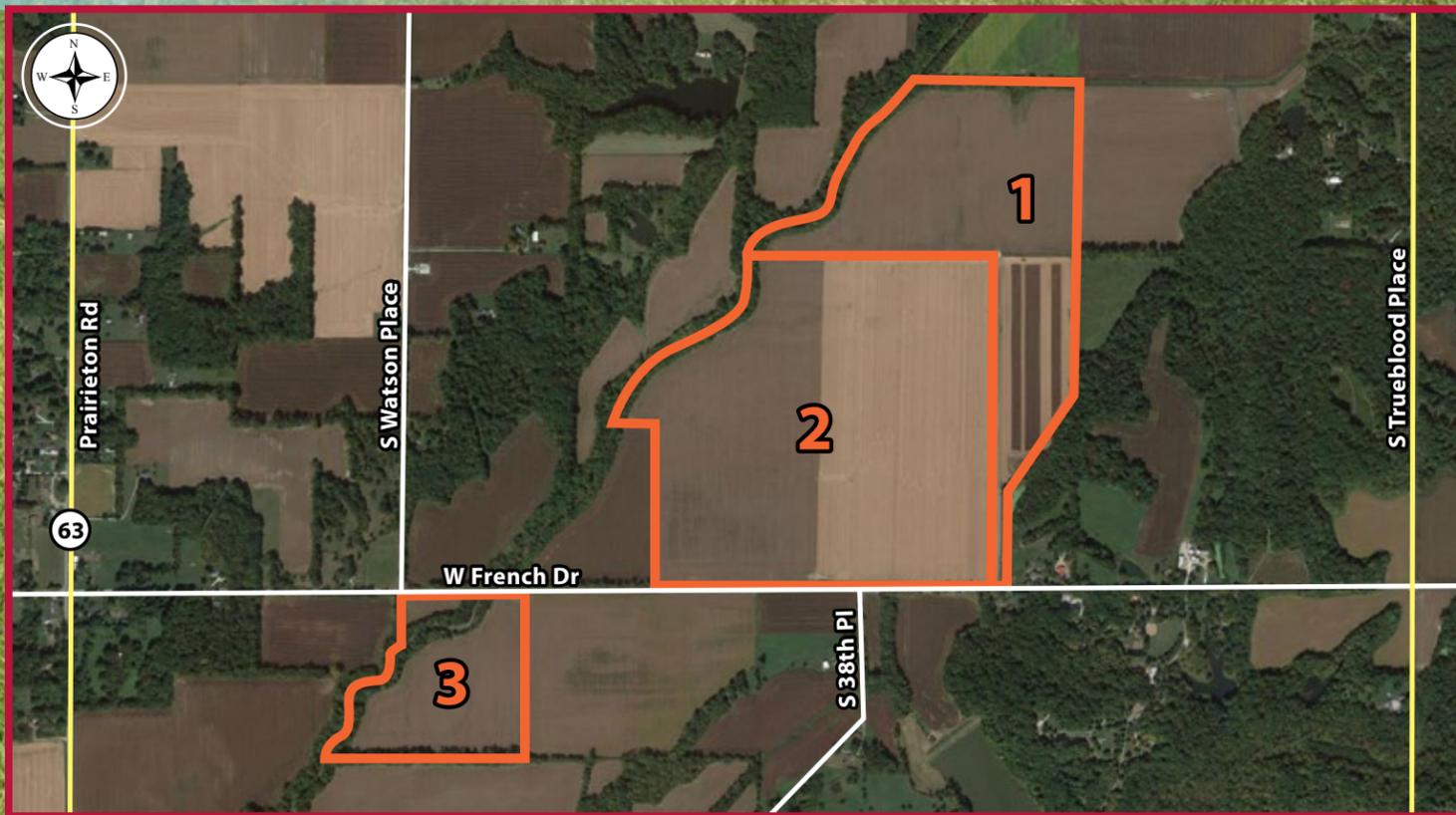
REAL ESTATE TAXES: Real estate taxes are \$11,883.32. The Sellers will pay the spring 2015 taxes due and payable in spring of 2016. The Buyer(s) will pay the fall 2015 taxes due and payable in fall of 2016 and all taxes thereafter.

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 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, 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.



Soils Information

APH Yields for Corn: 180
APH Yields for Soybeans: 54

TRACTS 1 & 2

Code	Soil Description	Acres	Corn	Soybeans
Pe	Petrolia silty clay loam	111.88	140	40
Sh	Shoals silt loam	38.73	122	39
Wx	Whitaker loam	37.10	150	49
Wa	Wakeland silt loam	29.69	126	38
Ws	Washtenaw silt loam	9.22	165	49
PrE2	Princeton fine sandy loam, 18 to 25 percent slopes, eroded	0.86		
Weighted Average		137.2	41.3	

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Corn	Soybeans
Ws	Washtenaw silt loam	20.42	165	49
So	Sloan clay loam	10.12	150	40
Sh	Shoals silt loam	1.20	122	39
Wx	Whitaker loam	0.09	150	49
Weighted Average		158.6	45.8	

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.

TRACT 3

