

SEPTEMBER 22

CARROLL COUNTY
AUCTION
6:30 PM

EXCELLENT FARMLAND AND WOODS
432+/- ACRES
6 TRACTS

Terms and 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 September 22, 2015. At 6:30 PM, 432.214 acres, more or less, will be sold at the Carroll County Fairgrounds, Flora, 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 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 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 Seller reserves 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 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). 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 November 23, 2015. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be after the 2015 harvest.

REAL ESTATE TAXES: Real estate taxes are \$6,837.74. The Seller will pay the 2015 taxes due and payable in 2016. The Buyer(s) will pay the 2016 taxes due and payable in 2017 and all taxes thereafter.

DITCH ASSESSMENTS: The ditch assessments are \$694.56. The Seller will pay the 2015 ditch assessments. The Buyer(s) will pay the 2016 ditch assessments 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, 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. Conduct 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.

SEPTEMBER 22

AUCTION

6:30 PM

CARROLL COUNTY FAIRGROUNDS
102 N 4TH ST • FLORA, IN 46929

CARROLL COUNTY

Located in 4 Townships: Washington • Carrollton • Jackson • Monroe

**EXCELLENT FARMLAND
AND WOODS**

432+/- ACRES
6 TRACTS

366+/- TILLABLE • 63+/- WOODED



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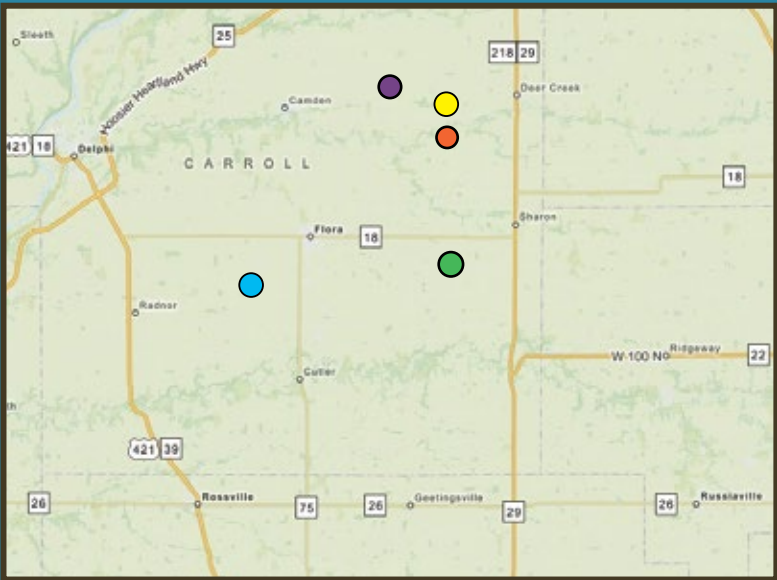
Owner: Bell Associates, Inc.

HALDERMAN
REAL ESTATE
SERVICES
HLS# LWJ-11648 (15)

800.424.2324 | www.halderman.com

PROPERTY INFORMATION

LOCATION: NEAR FLORA, IN
ZONING: AGRICULTURAL
TOPOGRAPHY: LEVEL - GENTLY ROLLING
SCHOOL DISTRICT: CARROLL CONSOLIDATED SCHOOLS
ANNUAL TAXES: \$6,837.74
DITCH ASSESSMENT: \$694.56



LOCATION MAP

TRACT 1:
40 +/- Acres
39.85+/- Tillable

TRACT 2:
97 +/- Acres
96.43+/- Tillable

TRACT 3:
63 +/- Acres
All classified forest

TRACT 4:
73.8 +/- Acres
73.75+/- Tillable

TRACT 5:
79.95 +/- Acres
All Tillable

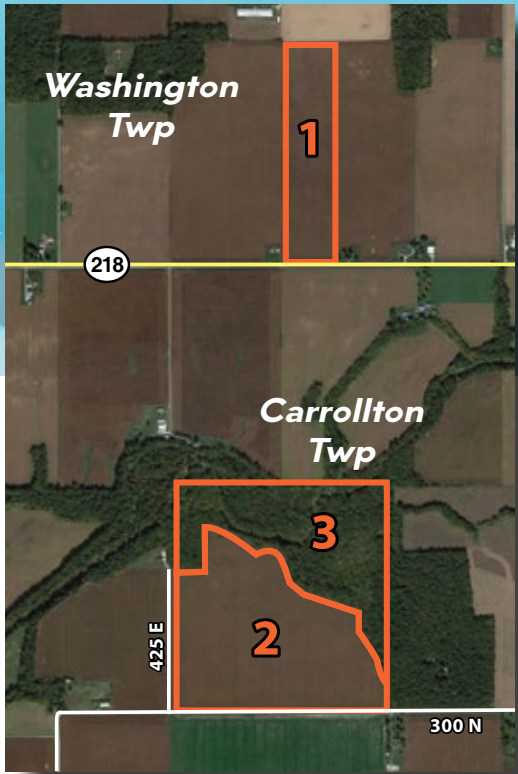
TRACT 6:
78.4 +/- Acres
76.21+/- Tillable

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	Corn	Soybeans
Pg	Patton silty clay loam	19.32	175	49
StA	Starks silt loam, 0 to 1 percent slopes	14.58	160	52
Pk	Pella silty clay loam	5.95	175	49
Weighted Average		169.5	50.1	

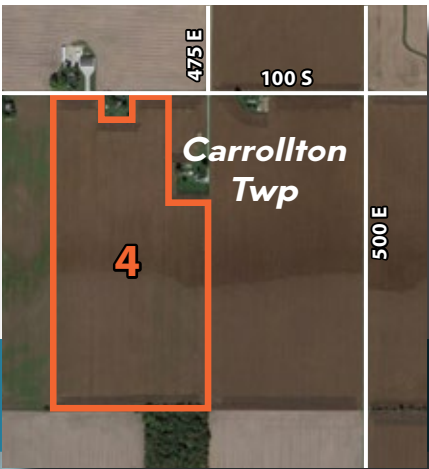
TRACT 2

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
WoA	Waynetown silt loam, 0 to 2 percent slopes	40.90	160	52
Ma	Mahalasville silty clay loam, gravelly substratum	30.32	175	49
RwA	Rush silt loam, 0 to 2 percent slopes	22.15	150	52
OdB2	Ockley silt loam, 2 to 6 percent slopes, eroded	2.93	132	46
OdA	Ockley silt loam, 0 to 2 percent slopes	0.13	134	47
Weighted Average		161.5	50.9	



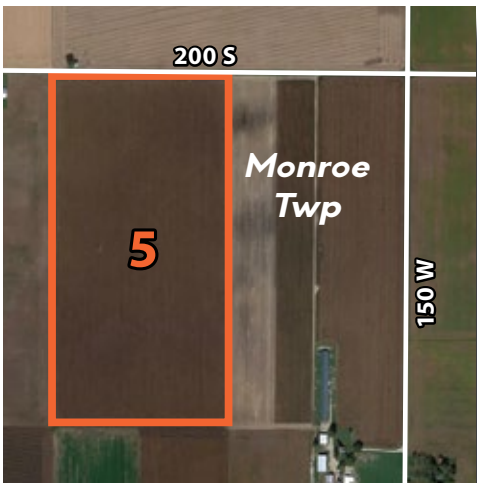
TRACT 4

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Soybeans	Corn
Cz	Cyclone silty clay loam	36.13	54	190
FaA	Fincastle-Starks silt loams, 0 to 1 percent slopes	21.45	53	162
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	15.64	47	133
FbB	Fincastle-Starks silt loams, 1 to 3 percent slopes	0.53	52	158
Weighted Average		52.2	169.5	



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	Soybeans	Corn
FaA	Fincastle-Starks silt loams, 0 to 1 percent slopes	44.65	53	162
Cz	Cyclone silty clay loam	33.15	54	190
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	2.41	47	133
Weighted Average		53.2	172.7	



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	Corn	Soybeans
CaA	Camden silt loam, 0 to 1 percent slopes	42.77	150	52
Pk	Pella silty clay loam	10.14	175	49
Cp	Cohoctah loam, gravelly substratum, occasionally flooded	6.82	155	33
KfA	Kendall silt loam, 0 to 1 percent slopes	6.67	145	47
WvB2	Williamstown silt loam, 2 to 6 percent slopes, eroded	4.22	127	45
MdB2	Martinsville, till substratum-Miami loams, 2 to 6 percent slopes, eroded	2.87	135	47
Cz	Cyclone silty clay loam	2.38	190	54
Pg	Patton silty clay loam	0.34	175	49
Weighted Average		152.9	48.9	

