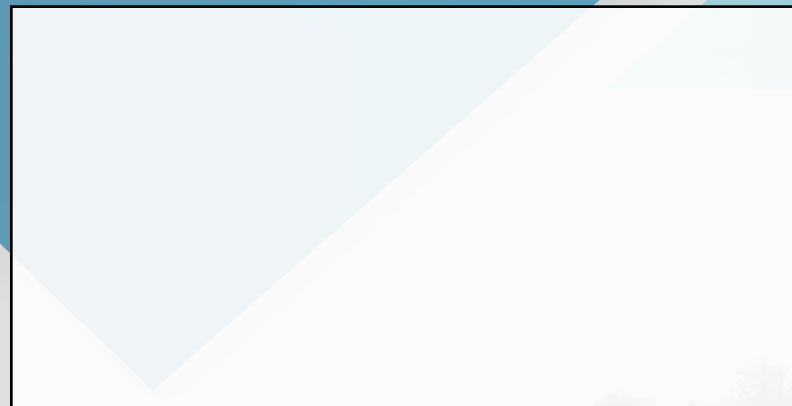


- *Highly Motivated Seller*
- *Well-Maintained Commercial Buildings*
- *Development Potential*
- *Tillable Land*



RUSH & HENRY COUNTIES

SEALED BID AUCTION

Bids Due: September 10, 2015 by 5:00 PM EST

SEALED BID INSTRUCTIONS

Bids must contain your name, address, phone number, email, the specific property you are bidding on, and the amount of your bid.

Mail or hand deliver bids to Rusty Harmeyer at 5090 King Rd, Richmond, IN 47374. You may also fax bids to 888-708-5747 or email to rustyh@halderman.com.

Deadline for all bids is 5 pm EST on September 10, 2015.

To obtain a bid packet please visit www.halderman.com, call 800-424-2324, or contact Rusty Harmeyer at: 765.561.1671 • rustyh@halderman.com

SEALED BID AUCTION

Sealed Bids Due:
September 10, 2015
by 5:00 PM EST

- *Highly Motivated Seller*
- *Well-Maintained Commercial Buildings*
- *Development Potential*
- *Tillable Land*

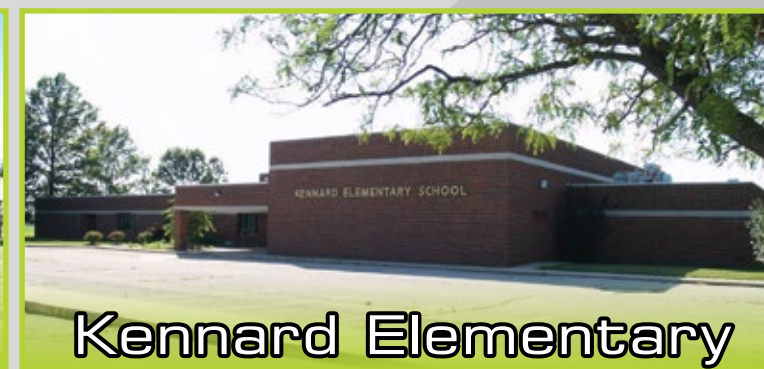


Carthage Elementary

9^{+/-} ACRES

1 TRACT

Ripley Twp,
Rush County



Kennard Elementary

13^{+/-} ACRES

3 TRACTS

Greensboro Twp,
Henry County

Open Houses for both properties will be held:
August 18th • 4:00 - 5:30 PM



Carthage Elementary

9+/- ACRES

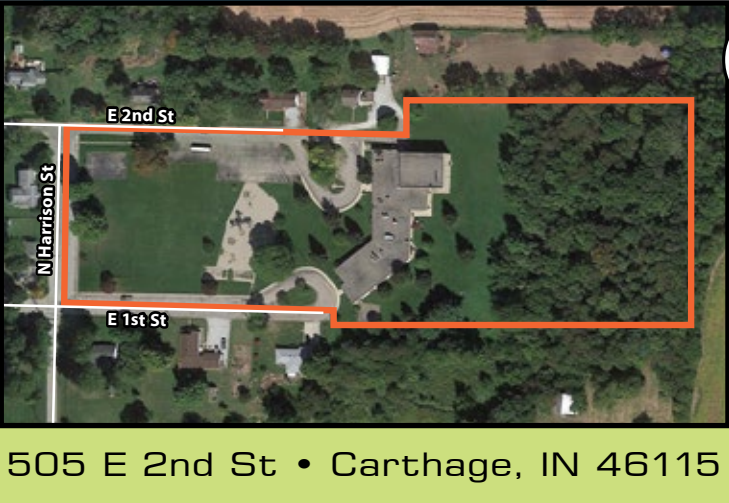
Property Details

Location: In northwestern Rush County, on the northeast side of the town of Carthage

Zoning: Residential

Topography: Level

Schools: C.A. Beard Memorial School Corp.



505 E 2nd St • Carthage, IN 46115



232 Vine St • Kennard, IN 47351

Kennard Elementary

13+/- ACRES

Property Details

Location: In southwestern Henry County, on the north side of the town of Kennard

Topography: Level

Schools: C.A. Beard Memorial School Corp.

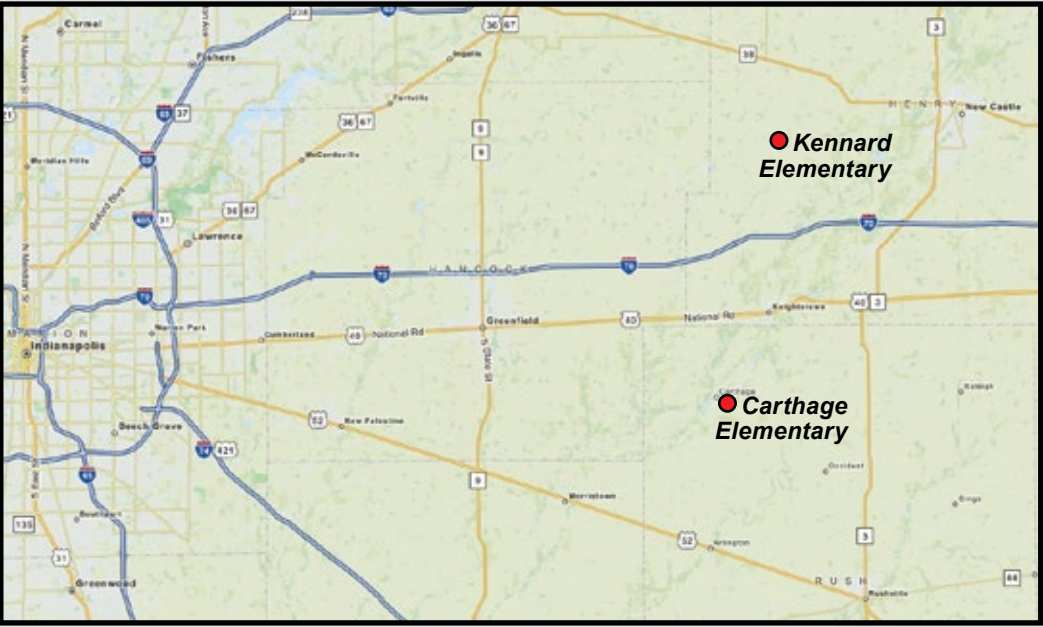
Tract Details

- Tract 1: 5.1+/- Acre School Site
- Tract 2: 6.7+/- Acres, Tillable
- Tract 3: 1.6+/- Acres, Open Lot

28,019 sq ft, one-level building with gymnasium, cafeteria, and classrooms. Brick exterior, rubber/asphalt roof. Built in 1977. Has been well-maintained. Building was used until the end of the 2014 school year.



Property Locations



Open Houses for both properties will be held:
August 18th • 4:00 - 5:30 PM



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer Kennard Elementary School and Carthage Elementary School of the C.A. Beard Memorial School Corporation, containing 13.387 acres, more or less, located in Greensboro Township of Henry County and 9.925 acres, more or less, located in Ripley Township of Rush County, by sealed bid auction on September 10, 2015. Bids must be postmarked, hand delivered or faxed, no later than 5:00 PM EST that day. 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.

BID FORMAT: All bids must be mailed to Rusty Harmeyer of Halderman Real Estate Services Inc., at 5090 King Rd, Richmond, IN 47374, faxed to 888-708-5747 or emailed to rustyh@halderman.com. All bids must be received by 5:00 PM EST on September 10, 2015.

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 the 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 Seller and the Buyer(s). The Seller will chose the type of survey to be completed and warrants that it will be sufficient to provide an owner's 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 bid price for the tract, divided by the tract acreage estimated in the auction brochure.

DOWN PAYMENT: 10% of the bid down upon acceptance of the bid 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. The successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

DEED: The Seller will provide a Warranty 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 October 30, 2015. However, the Seller has the choice to change this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the current farm lease.

REAL ESTATE TAXES: Real estate taxes have been exempt in the past. The Buyer(s) will be responsible for the taxes from the date of possession and all taxes 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. 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. 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.

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