

AUCTION
Tuesday, August 11th
6:30 PM EDT

369^{+/-} ACRES • 8 TRACTS

Liberty Twp
Warren County

**QUALITY FARMLAND,
RECREATION & TIMBER**

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 August 11, 2015. At 6:30 PM, 369.7 acres, more or less, will be sold at the Beef House, Covington, 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(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 Gary Bohlander at 765-794-0221 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 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 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. Combo bids will not be split into separate purchase agreements.

DEED: The Sellers will provide a Personal Representative'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 September 30, 2015. 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.

REAL ESTATE TAXES: Real estate taxes are \$6,336.52. 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.

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.

Liberty Twp • Warren County

AUCTION

Tuesday, August 11th • 6:30 PM EDT

The Beef House • 16501 N SR 63 • Covington, IN 47932

**QUALITY FARMLAND,
RECREATION & TIMBER**

369^{+/-} ACRES • 8 TRACTS

219^{+/-} Tillable Acres • 122^{+/-} Wooded Acres

Timber Report Available Upon Request



Gary Bohlander
Darlington, IN
765-794-0221
garyb@halderman.com

PLACE BID

**Online Bidding
is Available**

Owner: Margy Shoaf Estate

HALDERMAN
REAL ESTATE
SERVICES

HLS# GDB-11616 (15)

800.424.2324 | www.halderman.com

PROPERTY INFORMATION

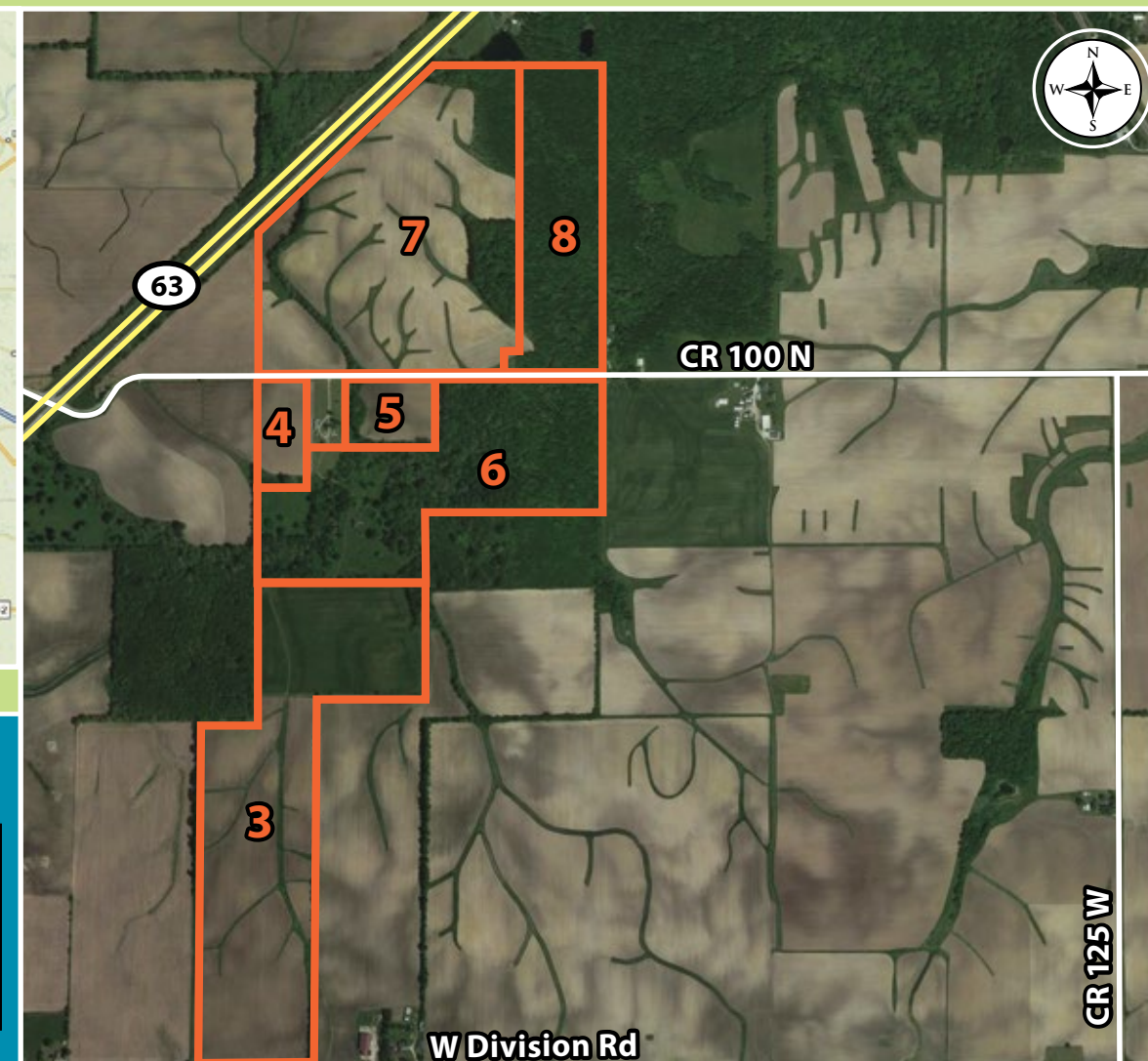
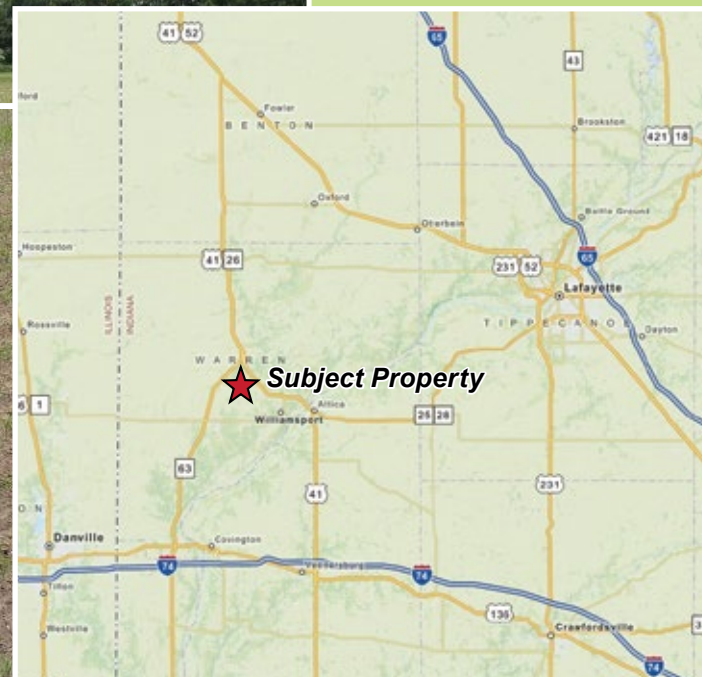
LOCATION: 4.5 miles northwest of Williamsport, IN
TRACTS 1-2: On the south side of W Division Rd, at the
CR 125 W intersection
TRACTS 3-8: 0.25 mile east of the intersection of
SR 63 and CR 100 N

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOLS: Metropolitan School District of Warren County

ANNUAL TAXES: \$6,336.52



SOILS Tract 1

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
BsA	Brenton silt loam, till substratum, 0 to 2 percent slopes	27.82	169	52
RoA	Rockfield silt loam, 0 to 2 percent slopes	21.67	150	52
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	8.02	133	47
SIA	Starks silt loam, till substratum, 0 to 2 percent slopes	5.76	160	52
Cz	Cyclone silty clay loam	5.15	190	54
CdB2	Camden silt loam, till substratum, 2 to 6 percent slopes, eroded	0.83	141	50
Pm	Peotone silty clay loam, pothole	0.68	165	44
CbA	Camden silt loam, 0 to 2 percent slopes	0.07	150	52
Weighted Average		159.4	51.5	

SOILS Tract 4

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	4.38	133	47
BdB2	Barce-Montmorenci silt loams, 2 to 6 percent slopes, eroded	2.58	134	44
BsA	Brenton silt loam, till substratum, 0 to 2 percent slopes	0.20	169	52
Weighted Average		134.4	46.1	

SOILS Tract 5

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Cz	Cyclone silty clay loam	3.09	190	54
WtC2	Williamstown-Rainsville silt loams, 6 to 12 percent slopes, eroded	1.22	122	43
RoB2	Rockfield silt loam, 2 to 6 percent slopes, eroded	1.20	141	50
CbA	Camden silt loam, 0 to 2 percent slopes	1.04	150	52
Be	Beaucoup silty clay loam, frequently flooded, undrained	0.19		
Weighted Average		157.4	49.5	

SOILS Tract 3

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Cz	Cyclone silty clay loam	24.21	190	54
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	23.58	133	47
BsA	Brenton silt loam, till substratum, 0 to 2 percent slopes	23.39	169	52
TwB2	Tuscola silt loam, till substratum, 2 to 6 percent slopes, eroded	3.85	131	46
Dw	Drummer silty clay loams	3.47	175	49
RoA	Rockfield silt loam, 0 to 2 percent slopes	1.32	150	52
MoE2	Miami loam, 15 to 25 percent slopes, eroded	0.75		
StB3	Strawn clay loam, 2 to 6 percent slopes, severely eroded	0.43	131	45
Weighted Average		161.2	50.2	

SOILS Tract 7

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	28.65	133	47
WtC2	Williamstown-Rainsville silt loams, 6 to 12 percent slopes, eroded	26.33	122	43
Cz	Cyclone silty clay loam	10.19	190	54
CbA	Camden silt loam, 0 to 2 percent slopes	2.59	150	52
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.05	121	41
BsA	Brenton silt loam, till substratum, 0 to 2 percent slopes	0.88	169	52
BdB2	Barce-Montmorenci silt loams, 2 to 6 percent slopes, eroded	0.68	134	44
Ud	Udorthents, loamy	0.39		
MoE2	Miami loam, 15 to 25 percent slopes, eroded	0.21		
Weighted Average		136.7	46.2	

TRACT DETAILS

TRACT 1: 70+/- Acres, 67.24+/- Tillable, 0.77+/- Wooded, 1.99+/- Grass Waterways

TRACT 2: 10+/- Acres, All Wooded

TRACT 3: 81+/- Acres, 73.29+/- Tillable, 1.71+/- Wooded, 6+/- Grass Waterways

TRACT 4: 7.5+/- Acres, 7.16+/- Tillable, 0.34+/- Wooded

TRACT 5: 8.5+/- Acres, 6.74+/- Tillable, 1.76+/- Wooded

TRACT 6: 59+/- Acres, 47+/- Wooded, 12+/- Pasture

TRACT 7: 97.7+/- Acres, 65+/- Tillable, 24.7+/- Wooded 8+/- Grass Waterways

TRACT 8: 36+/- Acres, All Wooded

