

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 February 10, 2015. At 6:30 PM, 342.62 acres, more or less, will be sold at The Beef House, Covington, IN. This property will be offered as one single unit or in tracts. 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 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 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 March 10, 2015. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$7,601.78. The Seller will pay the 2014 taxes due and payable in 2015. The Buyer(s) will be given a credit at closing for the 2014 due 2015 taxes and will therefore pay all taxes beginning with the spring 2015 installment 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.



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342[±] ACRES • 5 TRACTS
FEBRUARY 10TH
6:30 PM

OPEN HOUSE: JANUARY 30 • 12:00 – 3:00 PM



HIGHLY PRODUCTIVE SOILS
EXCELLENT LOCATION

DEAN RETHERFORD
765.296.8475



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FEBRUARY 10TH
6:30 PM

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

OPEN HOUSE: JANUARY 30 • 12:00 – 3:00 PM

HIGHLY PRODUCTIVE SOILS
EXCELLENT LOCATION

327[±] Tillable • 9[±] Wooded • 2.5[±] Acre Homesite

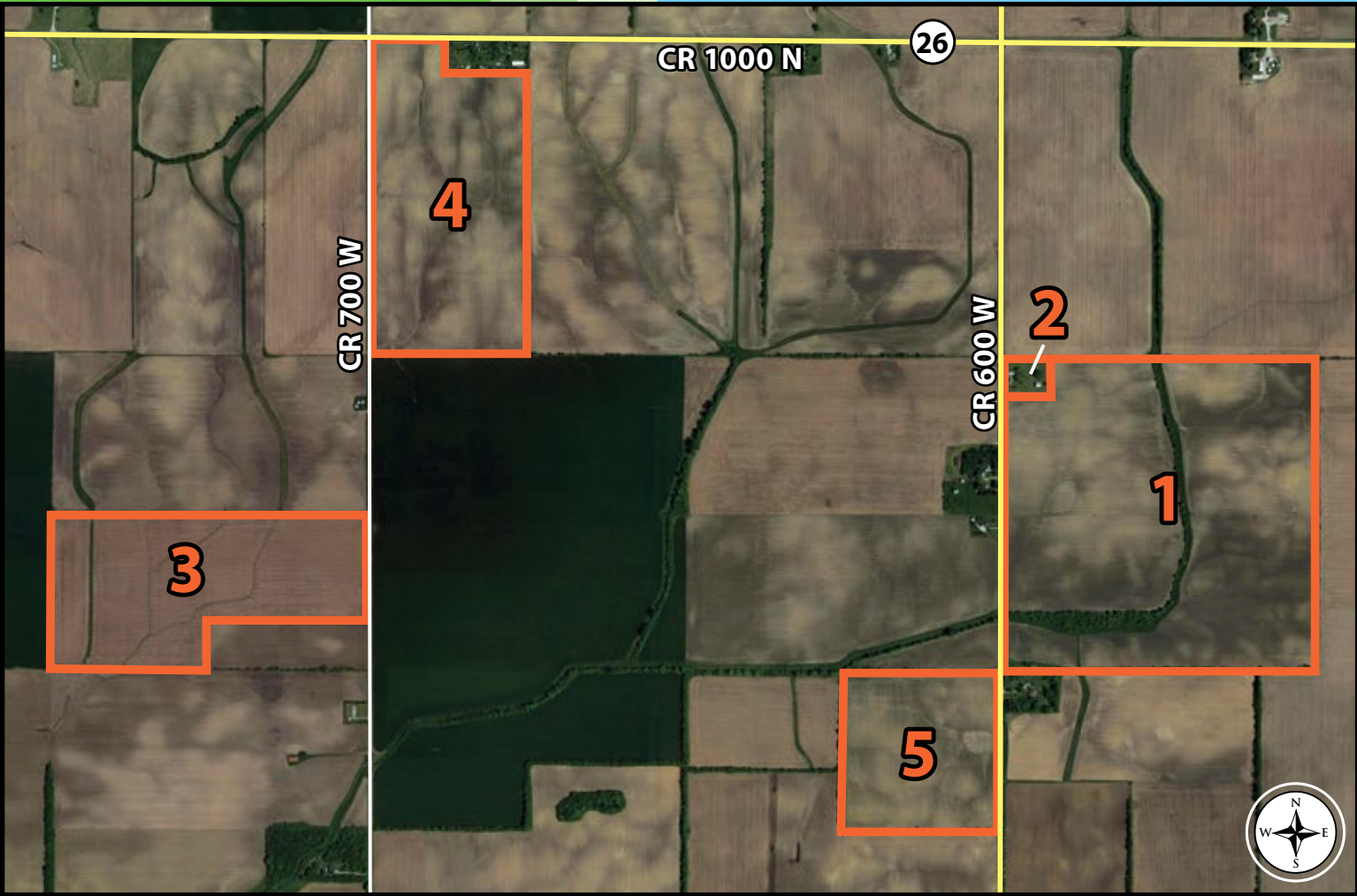
PRAIRIE TWP • WARREN COUNTY

Owner: Orr/Matthews Farm



DEAN RETHERFORD
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765.296.8475
deanr@halderman.com

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PROPERTY INFORMATION

LOCATION: Generally located south of SR 26 and 3 miles east of the Illinois state line in northern Warren County, IN

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Benton Community School District

ANNUAL TAXES: \$7,601.78

TRACT DETAILS

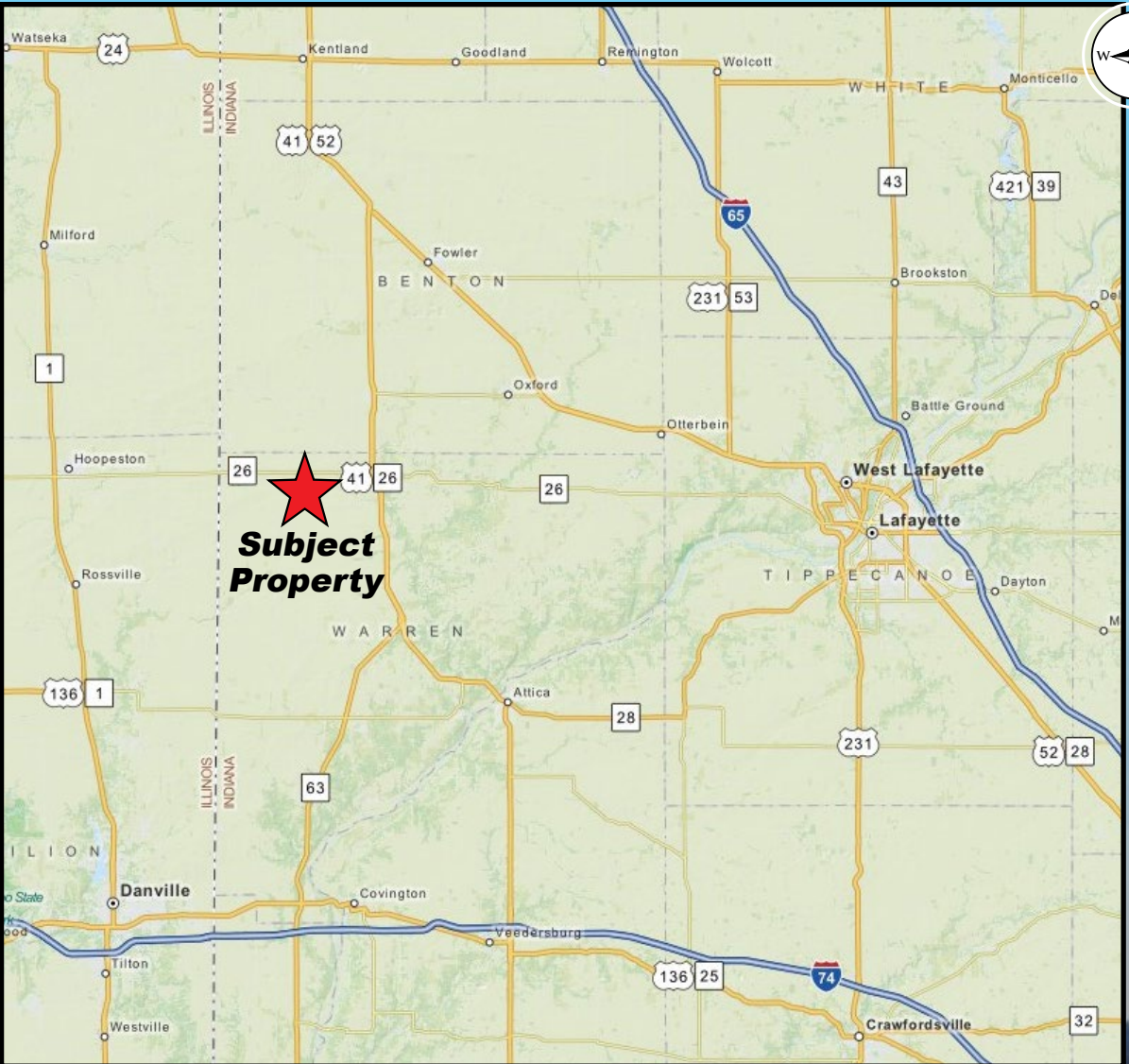
TRACT 1: 156^{+/-} Acres, 146^{+/-} Tillable, 9^{+/-} Wooded

TRACT 2: 2.5^{+/-} Acres, Homesite & Outbuildings

TRACT 3: 68^{+/-} Acres, 66^{+/-} Tillable

TRACT 4: 78^{+/-} Acres, 76^{+/-} Tillable

TRACT 5: 40^{+/-} Acres, Mostly Tillable



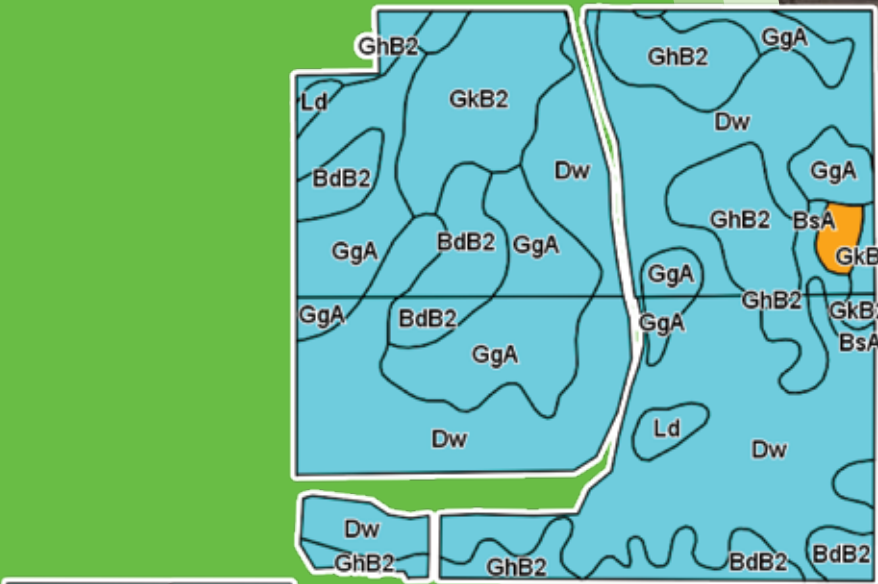
OPEN HOUSE:

January 30 • 12:00 - 3:00 PM

9457 N 600 W • Ambia, IN 47917

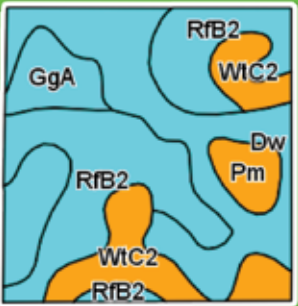
Home: 1,836 sq. ft. single-story frame house with attic, vinyl siding and an asphalt shingle roof

40' x 40' Barn
18' x 20' Detached Garage
8' x 10' Utility Shed



TRACTS 1 & 5 SOILS

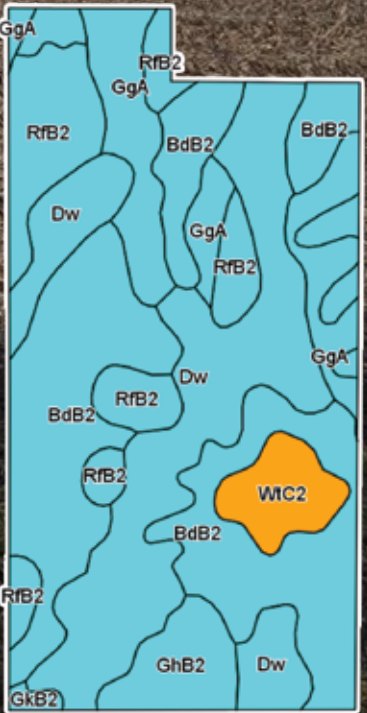
Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Dw	Drummer silty clay loams	85.80	175	49
GgA	Gilboa silt loam, 0 to 2 percent slopes	30.41	155	48
GhB2	Glenhall silt loam, 1 to 4 percent slopes, eroded	15.66	140	47
RfB2	RainsvilleWilliamstownRockfield silt loams, 2 to 6 percent slopes, eroded	14.56	133	47
BdB2	BarceMontmorenci silt loams, 2 to 6 percent slopes, eroded	12.93	134	44
GkB2	Glenhall silt loam, till substratum, 1 to 4 percent slopes, eroded	11.96	140	47
WIC2	WilliamstownRainsville silt loams, 6 to 12 percent slopes, eroded	6.82	122	43
BSA	Brenton silt loam, till substratum, 0 to 2 percent slopes	3.44	169	52
Pm	Peotone silty clay loam, pothole	1.95	165	44
Ld	La Hogue silt loam, 0 to 2 percent slopes	1.92	160	49
BnC2	Billett sandy loam, 6 to 12 percent slopes, eroded	1.27	106	36
Weighted Average		157.7		47.7



TRACT 3 SOILS



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.				
Dx	Drummer silty clay loam, gravelly substratum	41.67	175	49
WIA	Waupecan silt loam, moderately wet, 0 to 2 percent slopes	18.85	160	52
LcA	Lafayette silt loam, 0 to 2 percent slopes	4.48	169	52
BSA	Brenton silt loam, till substratum, 0 to 2 percent slopes	0.94	169	52
RfB2	RainsvilleWilliamstownRockfield silt loams, 2 to 6 percent slopes, eroded	0.49	133	47
Weighted Average		169.9		50.1



TRACT 4 SOILS

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.				
BdB2	BarceMontmorenci silt loams, 2 to 6 percent slopes, eroded	28.81	134	44
Dw	Drummer silty clay loams	21.64	175	49
RfB2	RainsvilleWilliamstownRockfield silt loams, 2 to 6 percent slopes, eroded	9.88	133	47
GgA	Gilboa silt loam, 0 to 2 percent slopes	9.21	155	48
GhB2	Glenhall silt loam, 1 to 4 percent slopes, eroded	3.49	140	47
WIC2	WilliamstownRainsville silt loams, 6 to 12 percent slopes, eroded	3.17	122	43
GkB2	Glenhall silt loam, till substratum, 1 to 4 percent slopes, eroded	0.37	140	47
Weighted Average		147.8		46.4