

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 March 5, 2015. At 6:30 PM, 191.28 acres, more or less, will be sold at the Milroy Fire Department, Milroy, 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 Rusty Harmeyer at 765-561-1671, Dave Bonnell at 812-343-4313 or Michael Bonnell at 812-343-6036 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.

SWING TRACT: Tract 4 is a swing tract and must be purchased by an adjoining landowner or the buyer(s) of tract 2 and/or tract 3.

CLOSING: The closing shall be on or about May 5, 2015. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing with a lease for tillable acres. Possession of buildings will be 30 days after closing.

REAL ESTATE TAXES: Real estate taxes are \$4,213.68. The Seller will pay the 2014 taxes due and payable in 2015. Buyer(s) will pay the 2015 taxes due and payable in 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 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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SERVICES

PO Box 297 • Wabash, IN 46992

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AUCTION

March 5th • 6:30 PM

Milroy Fire Department

214 W Main St • Milroy, IN 46156

191^{+/-} Acres
4 Tracts

Richland Township
Rush County

FARMLAND • WOODLANDS • FENCED PASTURE
3 HOMES & LIVESTOCK FACILITIES

108.8[%] TILLABLE • 43.5[%] WOODED
0.47[%] ACRE POND • 5.4[%] ACRES IN 3 HOMESITES

OPEN HOUSES: February 4 & 18 • 3:00 - 4:00 PM

Owner: Danny Miller

PLACE BID

Online Bidding is Available



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PROPERTY INFORMATION

LOCATION: 8 miles southeast of Milroy, 1 mile west of Andersonville; in the extreme southeast section of Rush County

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Rush County Schools

ANNUAL TAXES: \$4,213.68

TRACT DETAILS

TRACT 1: 78^{+/-} ACRES
46.8^{+/-} Tillable, 6.1^{+/-} Wooded, 3^{+/-} Acre Homesite

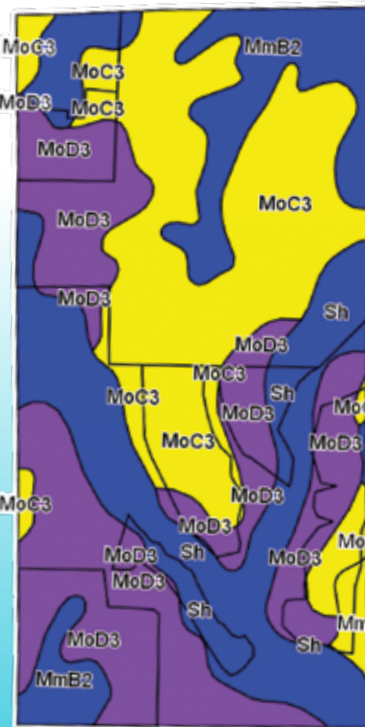
TRACT 2: 54.37^{+/-} ACRES
41.17^{+/-} Tillable, 8.94^{+/-} Wooded/Pasture, 3.26^{+/-} Acre Cattle Lot & Outbuildings, 1^{+/-} Acre Homesite

TRACT 3: 41.9^{+/-} ACRES
8.65^{+/-} Tillable, 23.75^{+/-} Wooded, 0.47^{+/-} Acre Pond, 1.4^{+/-} Acre Homesite

TRACT 4: 17^{+/-} ACRES - SWING TRACT*
12.2^{+/-} Tillable, 4.8^{+/-} Wooded

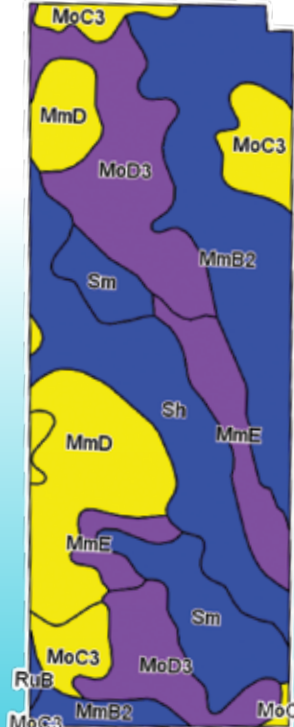
*Tract 4 is a swing tract and must be purchased by an adjoining landowner, or the buyer(s) of Tract 2 and/or Tract 3.

TRACT 1 SOILS



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	25.62	121	41	54
MoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	25.37	106	38	53
Sh	Shoals silt loam, frequently flooded	16.93	126	41	
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	11.66	142	49	63
MmD	Miami silt loam, 12 to 18 percent slopes	0.99	116	41	58
Weighted Average		120.3	41.2	43.7	

TRACTS 2-4 SOILS



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat	Pasture
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.						
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	25.64	142	49	63	9
MoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	21.77	106	38	53	7
MmD	Miami silt loam, 12 to 18 percent slopes	17.71	116	41	58	8
Sh	Shoals silt loam, frequently flooded	17.28	126	41		
Sm	Sleeth silt loam	11.16	150	49	68	10
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	10.17	121	41	54	8
MmE	Miami silt loam, 18 to 35 percent slopes	8.84	102	36	51	7
RuB	Russell silt loam, 2 to 6 percent slopes	0.37	150	52	75	10
Weighted Average		124.3	42.7	49.4	6.9	



OPEN HOUSES: FEBRUARY 4 & 18 • 3:00 - 4:00 PM

TRACT 1 HOMESITE

7757 E SR 244 • Rushville, IN 46173

Built in 2012, 2,160 sq ft, remodeled home with 3 bedrooms, 1 bathroom

Older Frame Barn

3 Pole Buildings

Milking Parlor

Loose Cattle Housing/Free Stall Barn



TRACT 2 HOMESITE

7927 E 1000 S • Rushville, IN 46173

1,368 sq ft, partially remodeled manufactured home

Older Frame Barn

Pole Building

Cattle Shed



TRACT 3 HOMESITE

7855 E 1000 S • Rushville, IN 46173

Built in 2013, 1,080 sq ft built-in-ground home with 2 bedrooms, 1 bathroom, 3+ Car Detached Garage 1/2 Acre Pond



Nature lovers paradise! Offering privacy, energy efficient "Green" home, 1/2 acre pond, and large woods. Would also be a great "mini-farm" with pasture/tillable acreage.