

January 21st • 6:30 PM

441[±] Acres

BLACKFORD COUNTY

Licking & Washington Townships

LOCATION: Approximately 3 miles west of Hartford City

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOL: Blackford County Schools

ANNUAL TAXES: \$11,832.98

DITCH ASSESSMENT: \$441.28

Tract 1: 185[±] Acres • 181.54[±] Tillable

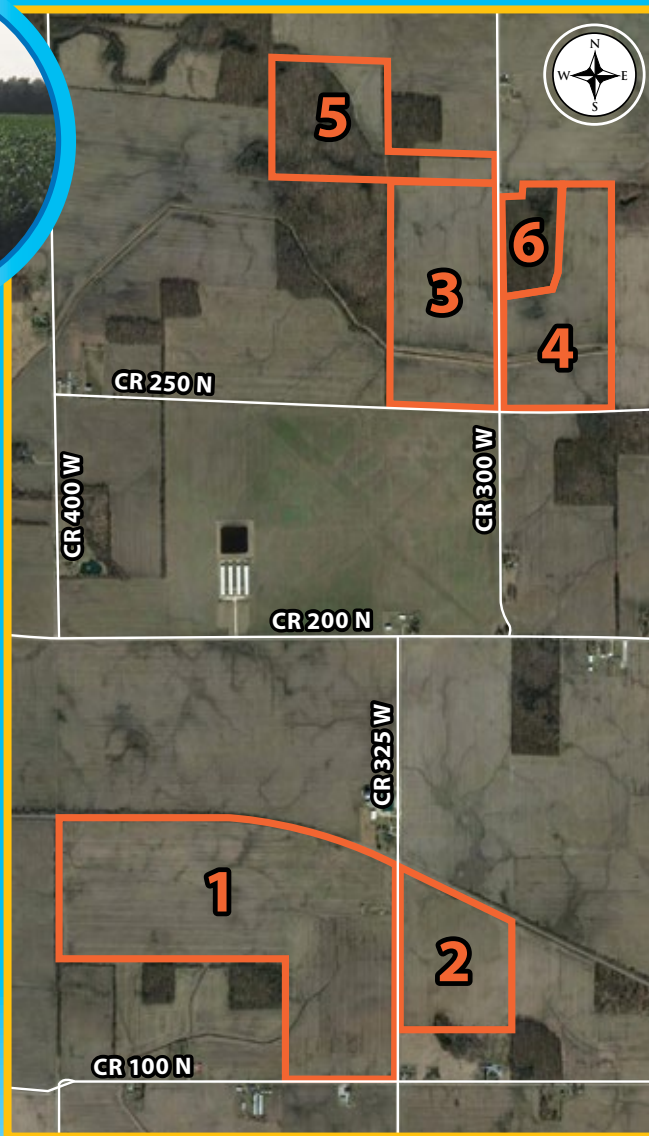
Tract 2: 47[±] Acres • 45.64[±] Tillable

Tract 3: 80[±] Acres • 77[±] Tillable

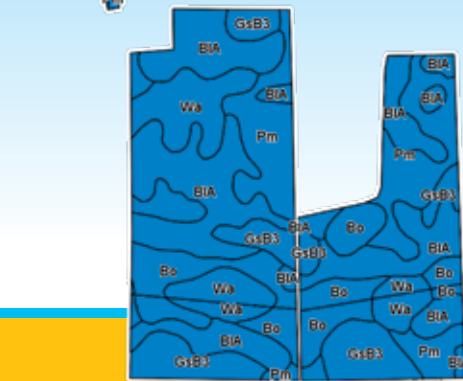
Tract 4: 60[±] Acres • 56.79[±] Tillable

Tract 5: 50[±] Acres • 16[±] Tillable • 34[±] Wooded

Tract 6: 19[±] Acres • All Wooded



Soils: Tracts 1-2



Soils: Tracts 3-5

Code	Soil Description	Acres	Corn	Soybeans
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	77.51	131	44
Pm	Pewamo silty clay	72.80	155	42
GsB3	Glynwood clay loam, thin solum, 2 to 6 percent slopes, severely eroded	42.13	115	38
Bo	Bono silty clay	34.74	150	40
Weighted Average		141	141	41.6

Code	Soil Description	Acres	Corn	Soybeans
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	52.82	138	44
Pm	Pewamo silty clay	30.65	155	42
GsB3	Glynwood clay loam, thin solum, 2 to 6 percent slopes, severely eroded	26.51	115	38
Bo	Bono silty clay	22.05	150	40
Wa	Walkill Variant silty clay, frequently flooded	18.67	145	42
Weighted Average		140	140	41.7

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2 AUCTIONS

Tipton County
January 20th

Blackford County
January 21st



PRODUCTIVE FARMLAND
WOODLANDS • RECREATIONAL LAND

JANUARY 20th • 6:30 PM

Madison Township • Tipton County

513[±] Acres • 10 Tracts

JANUARY 21st • 6:30 PM

Licking & Washington Townships • Blackford County

441[±] Acres • 6 Tracts

- AJ Jordan
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Bluffton, IN
260-824-3130
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2 AUCTIONS

PRODUCTIVE FARMLAND
WOODLANDS • RECREATIONAL LAND



JANUARY 20th • 6:30 PM

Tipton County 4-H Fairgrounds • 1200 S Main St • Tipton, IN 46072

INSPECTION: January 7th • 4-6 PM • Meet at Tract 6

Madison Township • Tipton County

513[±] Acres • 10 Tracts

452[±] Tillable • 28[±] Wooded • 4[±] Acre Homesite



JANUARY 21st • 6:30 PM

Taylor University • Euler Science Center, Room 109
236 W Reade Ave • Upland, IN 46989

INSPECTION: January 7th • 4-6 PM • Meet at Tract 1

Licking & Washington Townships • Blackford County

441[±] Acres • 6 Tracts

376[±] Tillable • 53[±] Wooded



Owner: Vanness Farm
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January 20th • 6:30 PM

513[±] Acres

TIPTON COUNTY

Madison Township

LOCATION: All tracts are generally located 4-8 miles northeast of Tipton

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOL: Tipton Community School Corp.

ANNUAL TAXES: \$10,946.80

DITCH ASSESSMENT: \$871.62



Tract 1: 80[±] Acres • 76.52[±] Tillable

Tract 2: 40[±] Acres • 38.92[±] Tillable

Tract 3: 40[±] Acres • 36.52[±] Tillable

Tract 4: 80[±] Acres • 75.18[±] Tillable

Tract 5: 20[±] Acres • 19.59[±] Tillable

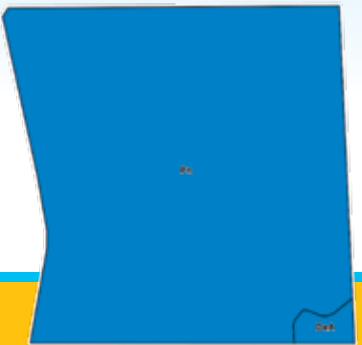
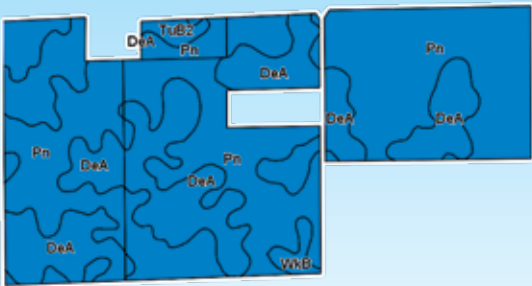
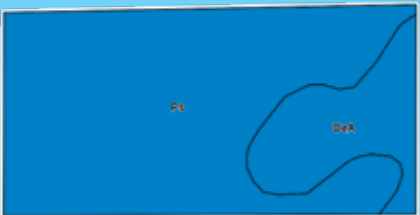
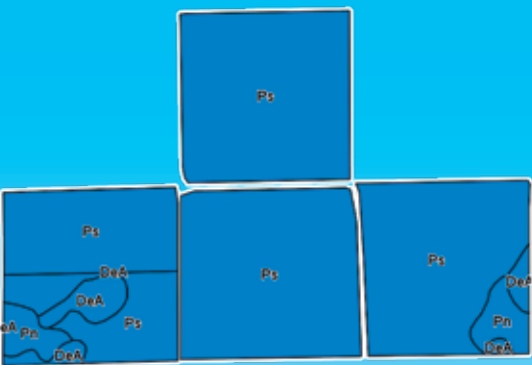
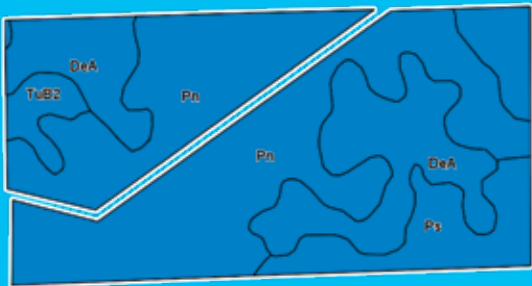
Tract 6: 134.5[±] Acres • 120.72[±] Tillable
5.56[±] Wooded • 4[±] Acre Homesite

Tract 7: 52.45[±] Acres • 49.32[±] Tillable

Tract 8: 44[±] Acres • 36.21[±] Tillable

Tract 9: 9[±] Acres • All Wooded

Tract 10: 14[±] Acres • All Wooded



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.				
Pn	Patton silty clay loam, sandy substratum	43.82	175	49
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	19.02	140	46
Ps	Pella, sandy substratum-Drummer, till substratum, silty clay loams	11.16	179	49
TuB2	Tuscola, till substratum-Strawn complex, 1 to 6 percent slopes, eroded	2.52	140	49
Weighted Average		165.7	48.3	

Soils: Tracts 2-4

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.				
Ps	Pella, sandy substratum-Drummer, till substratum, silty clay loams	137.63	179	49
Pn	Patton silty clay loam, sandy substratum	6.54	175	49
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	6.45	140	46
Weighted Average		177.2	48.9	

Soils: Tract 5

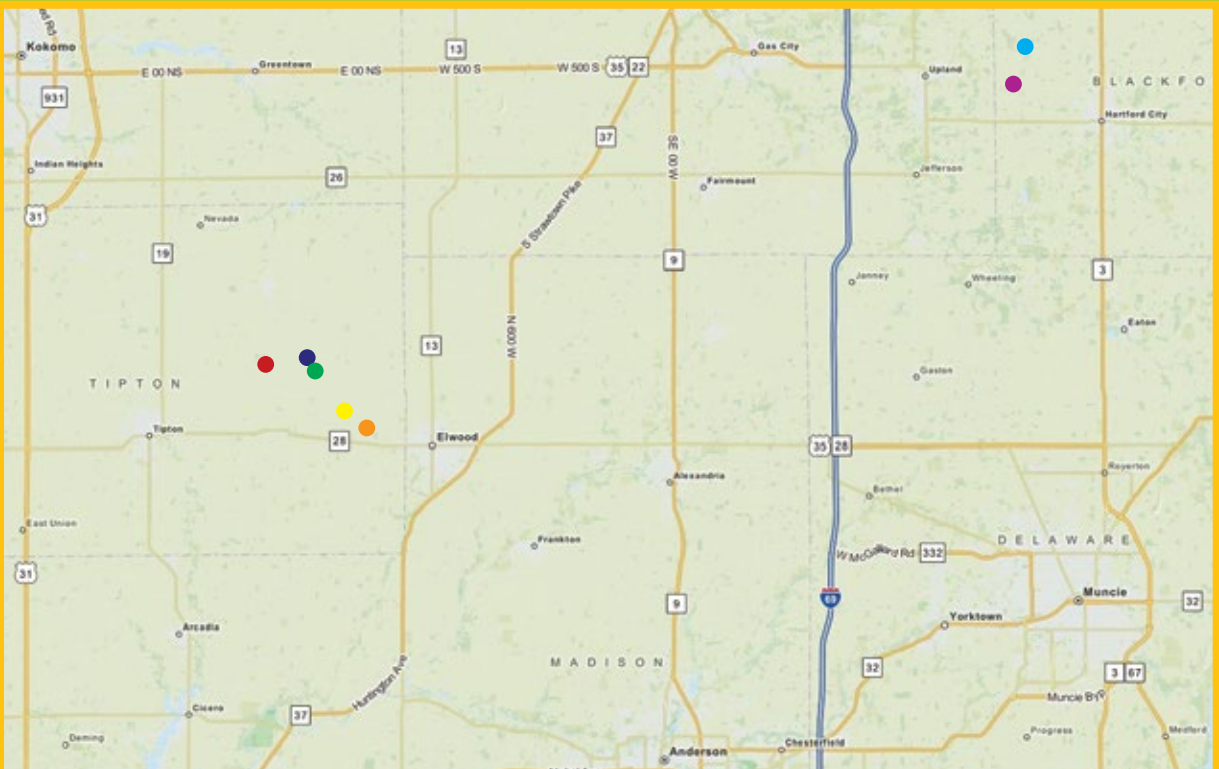
Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Ps	Pella, sandy substratum-Drummer, till substratum, silty clay loams	15.70	179	49
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	3.89	140	46
Weighted Average		171.3	48.4	

Soils: Tracts 6-7

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.				
Pn	Patton silty clay loam, sandy substratum	103.99	175	49
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	62.11	140	46
WkB	Williamstown silt loam, 1 to 4 percent slopes	2.05	145	51
TuB2	Tuscola, till substratum-Strawn complex, 1 to 6 percent slopes, eroded	1.89	140	49
Weighted Average		161.5	47.9	

Soils: Tract 8

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.				
Pn	Patton silty clay loam, sandy substratum	35.56	175	49
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	0.65	140	46
Weighted Average		174.4	48.9	



BLACKFORD COUNTY TRACTS

● Tracts 1-2

● Tracts 3-6

TIPTON COUNTY TRACTS

● Tract 1

● Tracts 2-4

● Tract 5

● Tracts 6-7

● Tracts 8-10

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 these properties at public auction. On January 20, 2015 at 6:30 PM, 513.81 acres, more or less, will be sold at the Tipton County 4-H Fairgrounds, Tipton, IN and on January 21, 2015 at 6:30 PM, 441 acres, more or less, will be sold at the Euler Science Center, Room 109 at Taylor University, Upland, IN. These properties will be offered as single units or in individual 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 AJ Jordan at 317-697-3086, Larry Jordan at 765-473-5849, John Miner at 765-438-2699, Ken Ziegler at 317-385-2736, or Rick Johnloz at 260-824-3130 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 6, 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 \$10,946.80 for the Tipton County properties and \$11,832.98 for the Blackford County properties. The Seller will pay the 2014 taxes due and payable in 2015. The Buyer(s) will pay the 2015 taxes due and payable in 2016 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$871.62 for the Tipton County properties and \$441.28 for the Blackford County properties. The Buyer(s) will pay the 2015 ditch assessment and all assessments 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. Conduct 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.