

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 3, 2014. At 6:30 PM, 626.405 acres, more or less, will be sold at Judi's Catering, Lafayette, 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 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 any additional survey. 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, or if this property sells in multiple tracts requiring new legal descriptions, 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 bid price 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 Corporate 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.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about December 29, 2014. The Sellers have the choice to change this date if necessary.

POSSESSION: Possession of land will be at closing. Possession of buildings will be at closing subject to the current building lease.

REAL ESTATE TAXES: Real estate taxes are as follows: \$3,346.03 for Tract 1; \$2,940.62 for Tract 2; \$90.62 for Tract 3; \$7,781.26 for Tracts 4, 5 and 6. The Sellers 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.

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, 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.

NEW!
Halderman Real Estate App
Available on Android & Apple iOS

PLACE BID
Online Bidding is Available

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



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**Wayne Twp
Tippecanoe County**

626^{+/-} ACRES

AUCTION

Wednesday, December 3rd • 6:30 PM

**LARGE TRACTS OF
IRRIGATED CROPLAND**

**EXCELLENT LOCATION NEAR
PURDUE UNIVERSITY**

626^{+/-} ACRES 7 TRACTS

Dean Retherford
Lafayette, IN
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deanr@halderman.com

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HLS# DMR-11525 (14)
800.424.2324 | www.halderman.com

AUCTION

Wednesday, December 3rd • 6:30 PM

Judi's Catering • 101 Plaza Lane • Lafayette, IN 47909

**LARGE AMOUNT OF
IRRIGATED LAND NEAR
PURDUE UNIVERSITY**

Wayne Township • Tippecanoe County

**600.6^{+/-} Tillable • 7.61^{+/-} Wooded
8.04^{+/-} Acres with Outbuildings
5^{+/-} Acre Potential Building Site**

**626^{+/-} ACRES
7 TRACTS**



Dean Retherford
Lafayette, IN
765.296.8475
deanr@halderman.com

Owner: Evonik Corporation

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PROPERTY INFORMATION:

LOCATION: Near the intersection of CR 200 S and CR 700 W, southwest of Purdue University and 1 mile south of the Granville Bridge in Tippecanoe County

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOL DISTRICT: Tippecanoe School Corporation

ANNUAL TAXES: TRACT 1: \$3,346.03 TRACT 2: \$2,940.62
TRACT 3: \$90.62 TRACTS 4-6: \$7,781.26

TRACT DETAILS:

TRACT 1: 160+/- Acres, Mostly Irrigated, 150.3+/- Tillable, 4.04+/- Acres with Outbuilding, 4.09+/- Acres of Grassed Area for Irrigator

TRACT 2: 144.5+/- Acres, Mostly Irrigated, 137.2+/- Tillable, 5.72+/- Grass & Woods

TRACT 3: 5+/- Acre Potential Building Site, 3+/- Tillable, 1.89+/- Wooded

TRACT 4: 121+/- Acres, Mostly Irrigated, 120.8+/- Tillable

TRACT 5: 114+/- Acres, 71.9+/- Irrigated Cropland, 40.4+/- Dry Cropland

TRACT 6: 78+/- Acres, 77+/- Tillable

TRACT 7: 4+/- Acres with Outbuildings & Driveway

IRRIGATION:

TRACT 1: 7 Towers - Lateral System, Serviced by a 12" Well with a Capacity of 1,000 gal/min

TRACT 2: Center Pivot System

TRACT 4: 6 Towers - Center Pivot System, Serviced by the Well on Tract 5*

TRACT 5: 7 Towers - Lateral System, Serviced by the well on Tract 5*

*The well located on Tract 5 services the irrigation systems for Tracts 4 & 5. If Tract 4 sells separate from Tract 5, then a new well will need to be drilled on Tract 4.

OUTBUILDINGS:

TRACT 1: 20'x50' Cattle Shed

TRACT 7: 64'x86' Shop, 60'x120' Pole Building, 45'x80' Equipment Storage Building

Tract 1



Tract 2



Tract 2



Tract 3



Tract 4



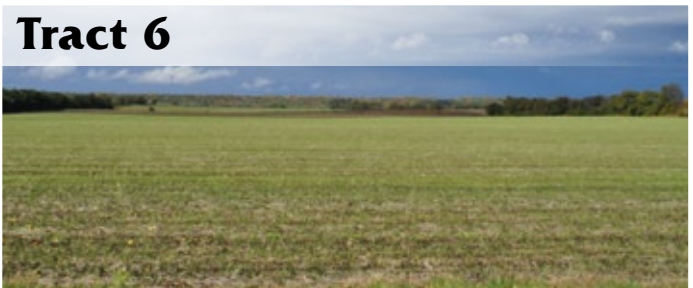
Tract 5



Tract 5



Tract 6



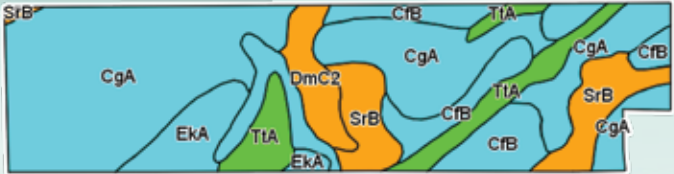
Tract 7



Tract 7

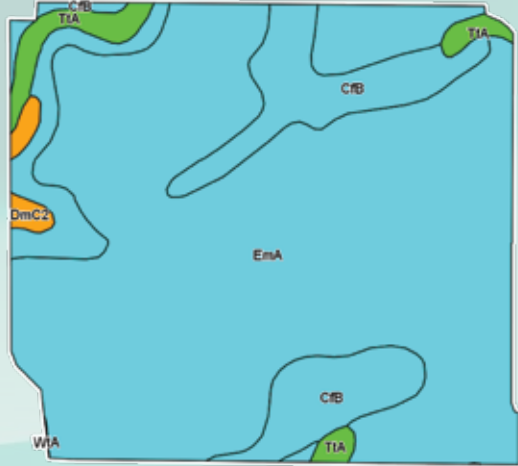


Soils: Tract 1



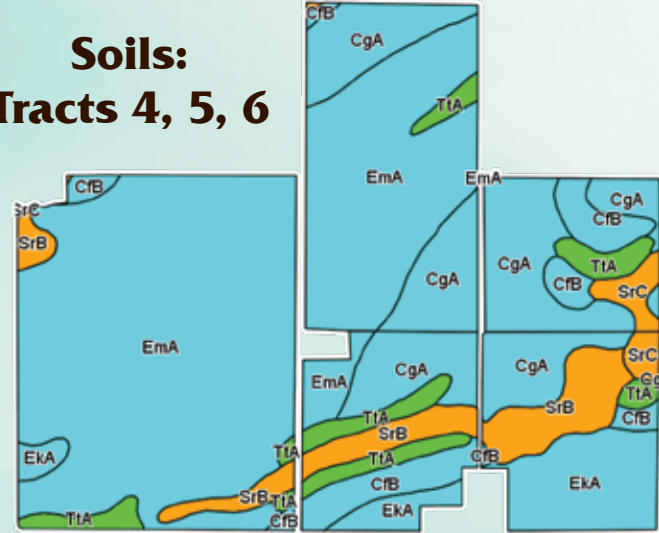
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
CgA	Carmi loam, 0 to 2 percent slopes	77.26	125	40
CFB	Carmi sandy loam, 2 to 6 percent slopes	27.16	120	39
SrB	Sparta sand, 2 to 6 percent slopes	15.84	85	30
TIA	Troxel silty clay loam, 0 to 2 percent slopes	13.76	145	46
EKA	Elston sandy loam, gravelly substratum, 0 to 2 percent slopes	9.16	120	39
DmC2	Desker gravelly sandy loam, 6 to 12 percent slopes, eroded	7.12	90	30
Weighted Average		119.7	38.8	

Soils: Tract 2



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
EmA	Elston loam, gravelly substratum, 0 to 2 percent slopes	107.50	125	40
CFB	Carmi sandy loam, 2 to 6 percent slopes	23.93	120	39
TIA	Troxel silty clay loam, 0 to 2 percent slopes	4.39	145	46
DmC2	Desker gravelly sandy loam, 6 to 12 percent slopes, eroded	1.38	90	30
Weighted Average		124.4	39.9	

Soils:
Tracts 4, 5, 6



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
EmA	Elston loam, gravelly substratum, 0 to 2 percent slopes	163.22	125	40
CgA	Carmi loam, 0 to 2 percent slopes	62.26	125	40
EKA	Elston sandy loam, gravelly substratum, 0 to 2 percent slopes	23.95	120	39
SrB	Sparta sand, 2 to 6 percent slopes	22.33	85	30
CFB	Carmi sandy loam, 2 to 6 percent slopes	18.75	120	39
TIA	Troxel silty clay loam, 0 to 2 percent slopes	17.03	145	46
SrC	Sparta sand, 6 to 12 percent slopes	5.63	75	26
Weighted Average		121.7	39.2	