

AUCTION

February 24th • 6:30 PM

363[±] Acres • 4 Tracts

QUALITY FARMLAND

Sugar Creek Township • Montgomery County

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Sugar Creek Township • Montgomery County

Gary Bohlander 765.794.0221

Jim Clark 765.659.4841

Sam Clark 317.442.0251

AUCTION

Monday, February 24th • 6:30 PM

QUALITY INN | 2500 N Lafayette Rd | Crawfordsville, IN 47933

363[±] Acres • 4 Tracts

336[±] Tillable • 7.5[±] Wooded • 6[±] CRP

QUALITY FARMLAND

Sugar Creek Township • Montgomery County



Gary Bohlander

Darlington, IN

765.794.0221

garyb@halderman.com



Jim Clark

Frankfort, IN

765.659.4841

jimc@halderman.com



Sam Clark

Noblesville, IN

317.442.0251

samc@halderman.com

Owner: Carey & Sons, Inc.



Online Bidding
is Available

PROPERTY DETAILS

LOCATION: Approximately 6.5 miles northeast of Darlington, along E Bowers Rd, on the east side of CR 900 E and south side of CR 900 N.

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: North Montgomery Community School Corporation

ANNUAL TAXES: \$7,376.06

DITCH ASSESSMENT: \$159.12



TRACT 1:
76.7^{+/-} Acres, 75.1^{+/-} Tillable

TRACT 2:
131.1^{+/-} Acres, 129.2^{+/-} Tillable

TRACT 3:
58.5^{+/-} Acres, 45.2^{+/-} Tillable,
7.5^{+/-} Wooded, 3^{+/-} CRP

TRACT 4:
96.7^{+/-} Acres, 86.8^{+/-} Tillable, 3^{+/-} CRP



TRACT
4

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
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	32.55	145	51
Sa	Saranac silty clay loam, gravelly substratum, frequently flooded	31.83	125	32
FdA	Fincastle silt loam, 0 to 2 percent slopes	12.89	165	54
Ms	Milford silty clay loam, pothole	4.26	160	44
CbA	Camden silt loam, 0 to 2 percent slopes	3.60	155	54
MeC	Martinsville-Ockley silt loams, till substratums, 6 to 12 percent slopes	2.66	135	47
CwA	Crosby silt loam, 0 to 2 percent slopes	0.95	140	46
Cz	Cyclone silty clay loam	0.90	190	54
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	0.52	152	51
WdA	Waynetown silt loam, 0 to 2 percent slopes	0.43	165	54
Weighted Average		142.2	142.2	44.4



TRACT
3

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
Sa	Saranac silty clay loam, gravelly substratum, frequently flooded	24.33	125	32
FdA	Fincastle silt loam, 0 to 2 percent slopes	14.85	165	54
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	6.07	152	51
CbA	Camden silt loam, 0 to 2 percent slopes	0.65	155	54
SIA	Starks silt loam, 0 to 2 percent slopes	0.43	165	54
Weighted Average		142.2	142.2	42.1



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
FdA	Fincastle silt loam, 0 to 2 percent slopes	78.32	165	54
Cz	Cyclone silty clay loam	19.72	190	54
Sa	Saranac silty clay loam, gravelly substratum, frequently flooded	15.23	125	32
SIA	Starks silt loam, 0 to 2 percent slopes	6.13	165	54
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	5.19	152	51
CbA	Camden silt loam, 0 to 2 percent slopes	2.95	155	54
Mb	Mahalasville silty clay loam	2.30	185	53
Weighted Average		163.7	163.7	51.3



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
FdA	Fincastle silt loam, 0 to 2 percent slopes	55.31	165	54
Cz	Cyclone silty clay loam	19.84	190	54
Weighted Average		171.6	171.6	54

FSA DATA:

Corn Base: 194.7 Acres DP & CC Yields: 113 bu/ac

Soybean Base: 135.8 Acres DP & CC Yields: 39 bu/ac

Wheat Base: 0.3 Acres DP & CC Yields: 44 bu/ac

TERMS & CONDITIONS

AUCTIONEER: CHAD METZGER, IN AUCT. LIC. #AC31300015

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 24, 2014. At 6:30 PM, 362.98.0 acres, more or less, will be sold at the Quality Inn, Crawfordsville, 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, or Jim Clark at 765-659-4841, or Sam Clark at 317-442-0251, 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, 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.

DEED: The Sellers will provide a Corporate 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.

CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyers will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 6.0 acres has an annual payment of \$1,134.00 (or \$189 per acre) and expires 9/30/25.

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

CLOSING: The closing shall be on or about April 4, 2014. The Sellers have the choice to change this date if necessary.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$7,376.06. The Sellers will pay the 2013 taxes due and payable in 2014. The Buyer(s) will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$159.12. The Buyer(s) will pay the 2014 assessment and all assessments thereafter.

FERTILIZER REIMBURSEMENT: The previous tenant has incurred \$18,484.30 of expenses for fertilizer application on Tracts 2 & 3. Thus, if a new owner of Tracts 2 & 3 does not lease the land to the previous tenant for 2014, each new owner will be responsible for reimbursing said tenant proportionately for the acreage he purchases. This reimbursement will be paid at the closing(s).

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, Metzger Property Services LLC 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 Seller 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.

