

Terms & Conditions: 76.7[±] Acre Farm - Owner, Wanda Mae (Newton) McCabe Trust

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 25, 2013. At 6:30 PM, 76.7 acres, more or less, will be sold at the Stockwell United Methodist Church, Stockwell, IN. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. 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 Jim Clark at 765-659-4841 or Sam Clark at 317-442-0251 or Gary Bohlander at 765-794-0221, 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 Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, 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 Seller and the Buyer(s). The Seller will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the tract 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.

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 Seller reserves the right to accept or reject any and all bids. The successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer(s). The 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 30, 2013. However, the Seller has the choice to change this date if necessary.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: Real estate taxes are estimated at \$2,178.00. Seller will pay the 2013 taxes due and payable in 2014. Buyer(s) will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is estimated at \$95.87. Buyer(s) will pay the ditch assessment beginning in 2014 and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, Seller disclaims 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 Seller.

AGENCY: Halderman Real Estate Services, Metzger Property Services LLC, and their representatives, are exclusive agents of the Seller.

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 Seller 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, Seller 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 Seller 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 Seller 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.

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015



PLACE BID

Online Bidding Available

Terms & Conditions: 261.6[±] Acre Farm - Owners, Robert McCabe Trust & Wanda Mae (Newton) McCabe Trust

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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.

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

CLOSING: The closing shall be on or about December 30, 2013. The Sellers have the choice to change this date if necessary.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: Real estate taxes are estimated at \$7,186.80. 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 estimated at \$115.14. The Buyer(s) will pay the 2014 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, Metzger Property Services LLC and their representatives, are exclusive agents of the Sellers.

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2 Auctions

338[±] Acres • 7 Tracts

Nov. 25th • 6:30 PM

Sheffield Township
Tippecanoe County

Good Quality Farmland

Good Quality Farmland • Potential Bldg Sites

2 Auctions

338[±] Acres • 7 Tracts

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Sheffield Twp • Tippecanoe County

Jim Clark
765-659-4841

Sam Clark
317-442-0251

Gary Boblander
765-794-0221

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Good Quality Farmland
Potential Building Sites

2 Auctions

Sheffield Township • Tippecanoe County

338[±] Acres • 7 Tracts

313.1[±] Tillable • 5.3[±] Woods

November 25th • 6:30 PM

Auction Location: Stockwell United Methodist Church
6941 Church Street • Stockwell, IN 47983

Jim Clark
Frankfort, IN
765-659-4841
jimc@halderman.com

Sam Clark
Noblesville, IN
317-442-0251
samc@halderman.com

Gary Boblander
Darlington, IN
765-794-0221
garyb@halderman.com

Owners: Robert McCabe Trust &
Wanda Mae (Newton) McCabe Trust

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HLS# JTC-11369 (13)

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Farm 1: 76.7[±] Acres

Owner, Wanda Mae (Newton) McCabe Trust

Property Information

Location: 4 miles southeast of Lafayette in the northwest corner of the intersection of CR 600 S and CR 600 E

Topography: Level to Gently Rolling

Annual Taxes: \$2,178 estimated

Ditch Assessment: \$95.87 estimated

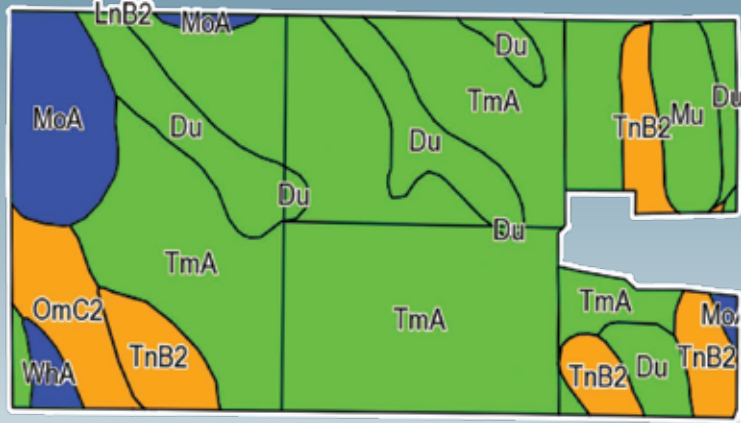
Zoning: Agricultural

School District: Tippecanoe School Corporation

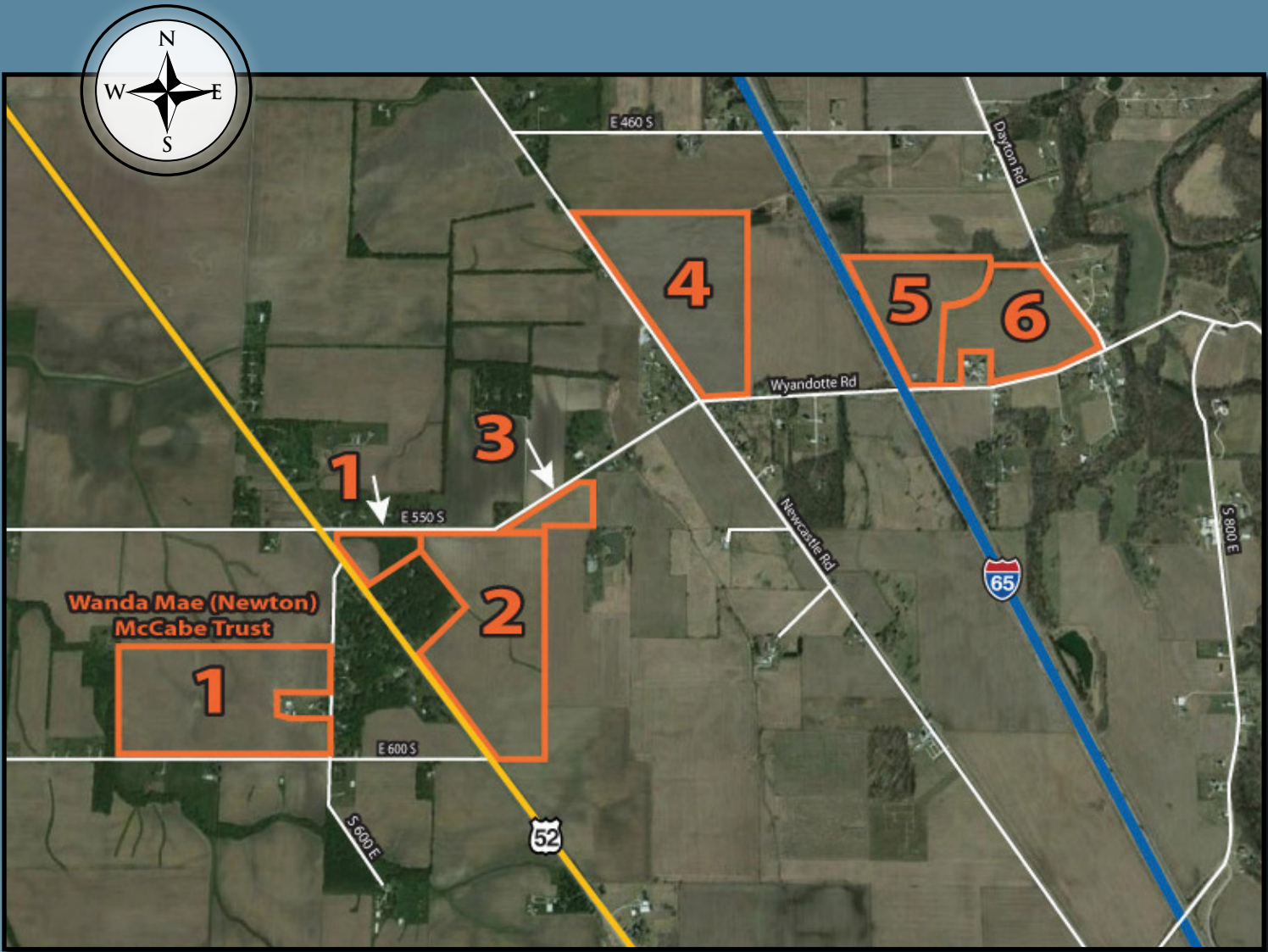
Tract Information

Tract 1: 76.7[±] Acres, 75.6[±] Tillable with an 8,000 Bu. Grain Bin

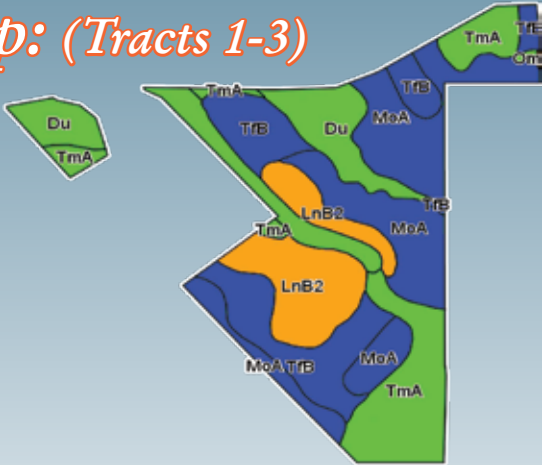
Soils Map: (76.7: Ac.)



Code	Soil Description	Acres	Corn	Soybeans
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	43.84	162	51
Du	Drummer soils	10.69	175	49
TnB2	Toronto-Octagon complex, 2 to 6 percent slopes, eroded	7.10	148	48
MoA	Mellott silt loam, 0 to 2 percent slopes	6.07	150	51
OmC2	Octagon silt loam, 6 to 12 percent slopes, eroded	3.57	135	46
Mu	Milford silty clay loam, pothole	3.07	160	44
WhA	Waupecan silt loam, moderately wet, 0 to 2 percent slopes	0.81	155	51
Mb	Mahalasville silty clay loam, gravelly substratum	0.45	175	49
Weighted Average		160.2	49.9	



Soils Map: (Tracts 1-3)



Soils Map: (Tract 4)



Code	Soil Description	Acres	Corn	Soybeans
MoA	Mellott silt loam, 0 to 2 percent slopes	24.91	150	51
TfB	Throckmorton silt loam, 1 to 3 percent slopes	17.27	150	51
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	16.40	162	51
Du	Drummer soils	13.62	175	49
LnB2	Lauramie silt loam, 2 to 6 percent slopes, eroded	13.10	145	49
OmC2	Octagon silt loam, 6 to 12 percent slopes, eroded	.06	135	46
Weighted Average		155.7	50.4	

Farm 2: 261.6[±] Acres

Owners, Robert McCabe Trust & Wanda Mae (Newton) McCabe Trust

Property Information

Location: 3.5 miles southeast of Lafayette on the east side of US 52 and on the north and south sides of Wyandotte Road

Topography: Level to Gently Rolling

Zoning: Agricultural

Annual Taxes: \$7,186.80 Estimated

Ditch Assessment: \$115.14 Estimated

School District: Tippecanoe School Corporation

Tract Information

Tract 1: 10[±] Acres, 4.3[±] Tillable, 5.3[±] Woods

Tract 2: 82.6[±] Acres, 72.9[±] Tillable

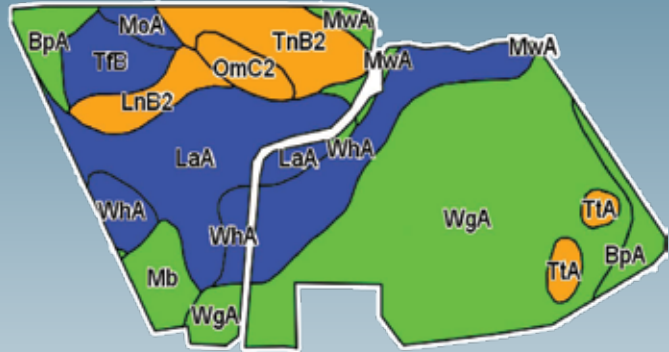
Soils Map: (Tracts 5-6)

Tract 3: 10[±] Acres, 9.2[±] Tillable

Tract 4: 74.4[±] Acres, 72.5[±] Tillable

Tract 5: 37.5[±] Acres, 35.1[±] Tillable

Tract 6: 47.1[±] Acres, 43.5[±] Tillable, with 5,000 Bushel Grain Bin



Code	Soil Description	Acres	Corn	Soybeans
WgA	Waupecan silt loam, 0 to 2 percent slopes	50.78	165	54
WhA	Waupecan silt loam, moderately wet, 0 to 2 percent slopes	10.06	155	51
LaA	Lafayette silt loam, 0 to 2 percent slopes	9.94	150	46
TnB2	Toronto-Octagon complex, 2 to 6 percent slopes, eroded	1.21	148	48
Mb	Mahalasville silty clay loam, gravelly substratum	0.46	175	49
Weighted Average		161.3	52.4	

Code	Soil Description	Acres	Corn	Soybeans
WgA	Waupecan silt loam, 0 to 2 percent slopes	32.39	165	54
LaA	Lafayette silt loam, 0 to 2 percent slopes	12.43	150	46
WhA	Waupecan silt loam, moderately wet, 0 to 2 percent slopes	10.63	155	51
TnB2	Toronto-Octagon complex, 2 to 6 percent slopes, eroded	5.11	148	48
BpA	Bowes Variant silt loam, 0 to 2 percent slopes	3.96	160	54
TfB	Throckmorton silt loam, 1 to 3 percent slopes	3.26	150	51
Mb	Mahalasville silty clay loam, gravelly substratum	2.58	175	49
LnB2	Lauramie silt loam, 2 to 6 percent slopes, eroded	2.69	145	49
OmC2	Octagon silt loam, 6 to 12 percent slopes, eroded	1.80	135	46
TtA	Troxel silty clay loam, 0 to 2 percent slopes	1.44	145	46
MwA	Mulvey silt loam, 0 to 2 percent slopes	1.25	165	53
MoA	Mellott silt loam, 0 to 2 percent slopes	1.00	150	51
Weighted Average		157.7	51.1	