

PROPERTY INFORMATION



Location: 1.5 miles northwest of Fairmount
Tracts 1-5: Along SR 9, 1 mile north of the intersection of SR 9 and SR 26

Tracts 6-7: On the east side of CR 50 E, between CR 700 S and CR 800 S

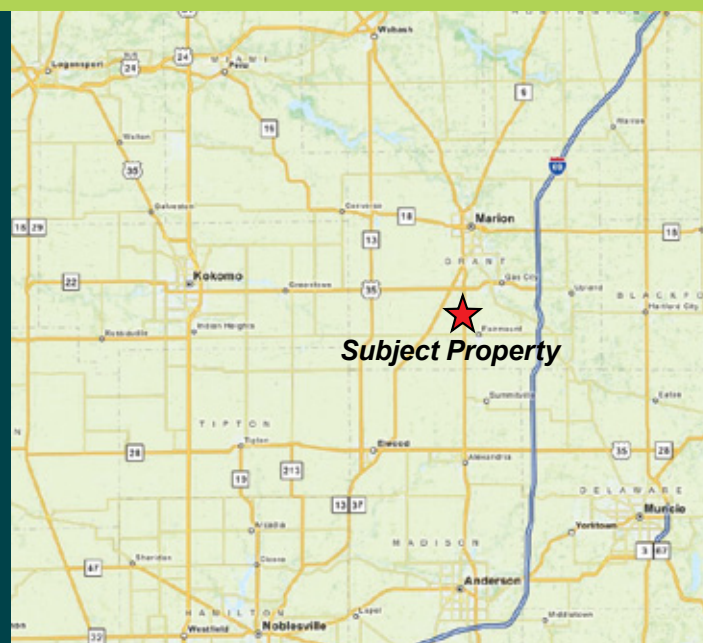
Tract 8: On the west side of SR 9, between CR 900 S and CR 975 S

Zoning: Agricultural

Topography: Level

School: Madison-Grant United School Corp.

Annual Taxes: \$18,930.46



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PO Box 297 • Wabash, IN 46992

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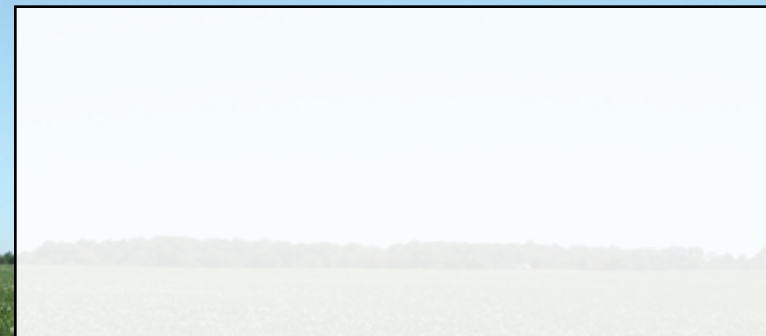
FARMLAND AUCTION

Grant County

671[±]- ACRES • 8 TRACTS

TOP QUALITY MIDWEST CROPLAND

Monday, November 4th • 6:30 PM EST



FARMLAND AUCTION

Fairmount & Liberty Townships • Grant County

Monday, November 4th • 6:30 PM EST

671[±]- ACRES • 8 TRACTS

MOSTLY TILLABLE

TOP QUALITY MIDWEST CROPLAND

John Miner
765.628.7278
johnm@halderman.com

Pat Karst
260.563.8888
patk@halderman.com

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FARMLAND AUCTION

Fairmount & Liberty Townships • Grant County

Monday, November 4th • 6:30 PM EST

Barnes Student Center • Indiana Wesleyan University
4201 South Washington Street • Marion, IN 46953

Open House Dates: Meet at Tract 3
Saturday, October 5th & 19th • 10:00 AM-12:00 Noon

7660 S E 00 W (SR 9) • Fairmount, IN 46928

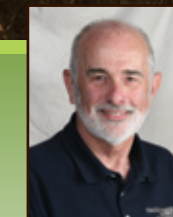
MOSTLY TILLABLE

TOP QUALITY MIDWEST CROPLAND

FARMSTEAD, GRAIN STORAGE, HOG BUILDINGS

671[±]- ACRES • 8 TRACTS

634.58[±] TILLABLE • 22.67[±] WOODED • 5[±] HOMESITE



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OWNER:

WILLIAM JOHNSON FAMILY FARMS, INC.

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TERMS & CONDITIONS

HRES IN Auct. Lic. #AC69200019 Auctioneer: Chad Metzger, IN Auct. Lic. #AC31300015



**Online Bidding
is Available**



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 4, 2013. At 6:30 PM, 671.64 acres, more or less, will be sold at the Barnes Student Center, Indiana Wesleyan University, Marion, 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 John Miner at 765-628-7278 or Pat Karst at 260-563-8888, 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 the 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 Buyers(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. If a survey is completed, the purchase price for the surveyed 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. 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 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 will be held after January 1, 2014, but no later than January 15, 2014. However, the Sellers have the choice to change the date if necessary.

POSSESSION: Possession of the land will be at closing, subject to tenant's rights to 2013 harvest. Possession of house and outbuildings will be 60 days after closing. Possession of grain bins will be no later than June 1, 2014.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$18,930.46. The Sellers will pay 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 2011 ditch assessment was \$941.84. The Buyers will pay the ditch assessment beginning 2014 and all ditch assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

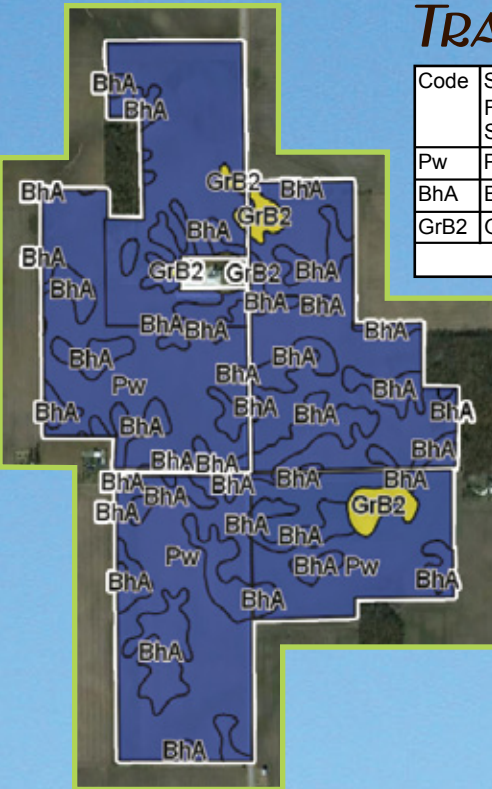
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk and cost, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections 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.

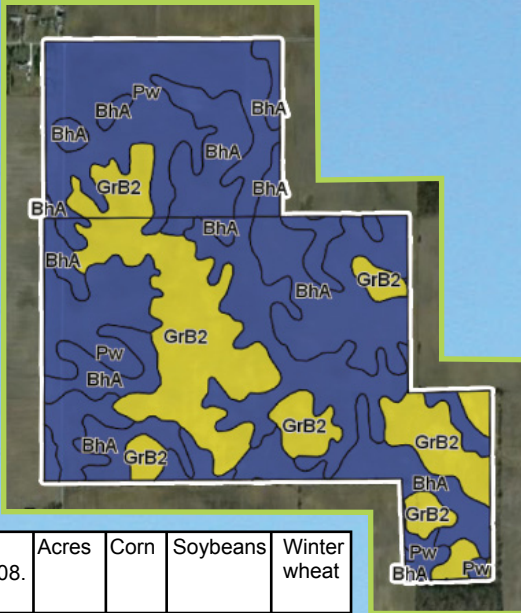
ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, 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.

SOILS INFORMATION



TRACTS 1-5

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.					
Pw	Pewamo silty clay loam	251.72	154	43	62
BhA	Blount silt loam, 0 to 2 percent slopes	95.63	140	46	62
GrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	8.87	127	44	58
Weighted Average		149.6	43.8	61.9	



TRACTS 6-7

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.					
Pw	Pewamo silty clay loam	80.11	154	43	62
BhA	Blount silt loam, 0 to 2 percent slopes	60.60	140	46	62
GrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	51.14	127	44	58
Weighted Average		142.4	44.2	60.9	



TRACT 8

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.					
Pw	Pewamo silty clay loam	56.29	154	43	62
BhA	Blount silt loam, 0 to 2 percent slopes	29.58	140	46	62
GrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	0.63	127	44	58
Weighted Average		149	44	62	

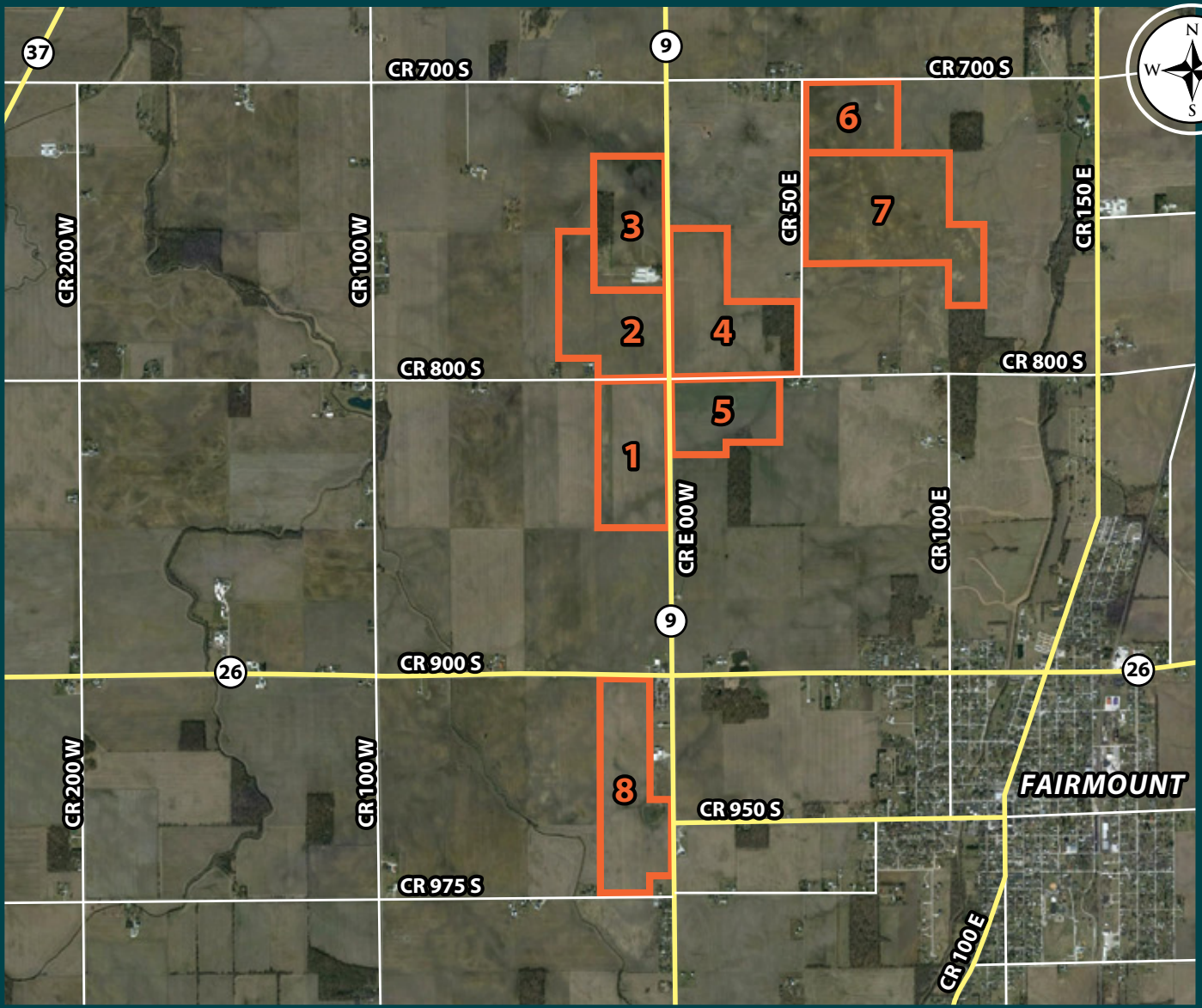
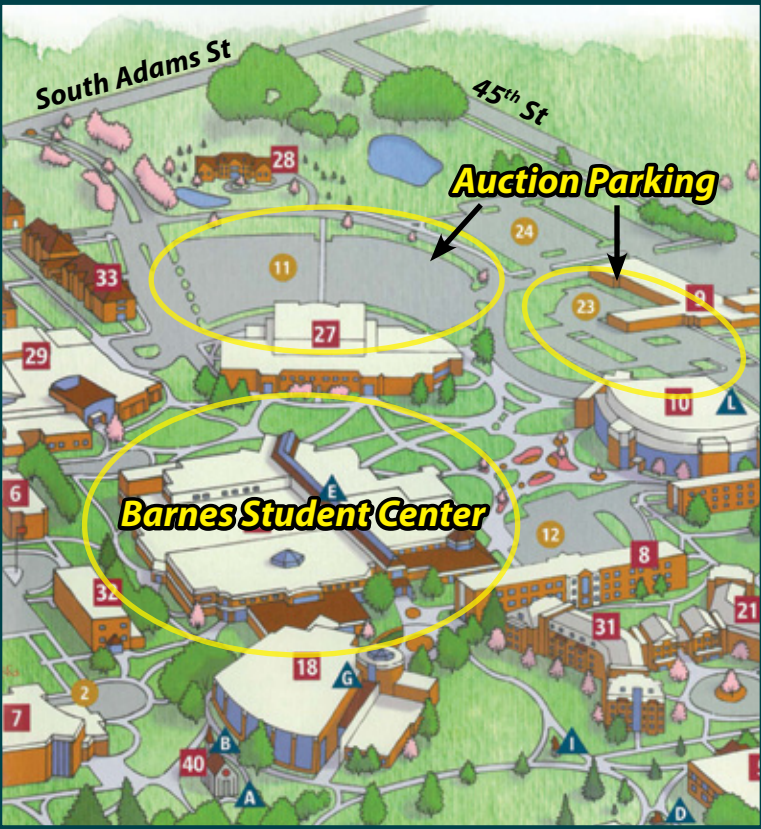
WHOLE FARM FSA DATA:

Corn Base: 289.4 Acres DP Yield: 124 bu/ac CC Yield: 159 bu/ac
Soybean Base: 292 Acres DP Yield: 43 bu/ac CC Yield: 50 bu/ac
Wheat Base: 40.4 Acres DP Yield: 61 bu/ac CC Yield: 63 bu/ac

AUCTION LOCATION



Barnes Student Center
4201 S Washington St
Marion, IN 46953



TRACT DETAILS

- TRACT 1:** 80[±] Acres, 77.24[±] Tillable
TAXES: \$1,897.14 **DITCH ASSESSMENT:** \$118.50
- TRACT 2:** 73.5[±] Acres, 72[±] Tillable
TAXES TRACTS 2 & 3: \$6,685.94 **DITCH ASSESSMENT:** \$228.86
- TRACT 3:** 80.75[±] Acres, 67[±] Tillable, 7[±] Wooded
Tract 3 Includes:
- Home with 4 bedrooms and 3 baths
 - 60' x 80' Machinery Shed (30' x 50' concrete)
 - (4) Grain Bins: (2) 8,000 bu each, (1) 10,000 bu, (1) 32,000 bu
 - 32 Ton Soybean Meal Bulk Bin
 - Feed Mill, Air Vac System, Grain Leg, Grain Dryer
 - 500 Head Nursery
 - 33 Crate Farrowing with Office Area
 - 250 Head Finishing
 - 1000 Head Finisher/Grower
 - 600 Head Finisher/Grower
- TRACT 4:** 102.2[±] Acres, 84.87[±] Tillable, 15.67[±] Wooded
TAXES: \$2,261.98 **DITCH ASSESSMENT:** \$151.80
- TRACT 5:** 55.39[±] Acres, 55.11[±] Tillable
TAXES: \$1,413.16 **DITCH ASSESSMENT:** \$86.10
- TRACT 6:** 52[±] Acres, 51.93[±] Tillable
TAXES: \$1,284.00 **DITCH ASSESSMENT:** \$52.00
- TRACT 7:** 140[±] Acres, 139.93[±] Tillable
TAXES: \$3,278.40 **DITCH ASSESSMENT:** \$170.00
- TRACT 8:** 87.8[±] Acres, 86.5[±] Tillable (Tile Outlets Replaced in 2012)
TAXES: \$2,109.84 **DITCH ASSESSMENT:** \$134.58

