

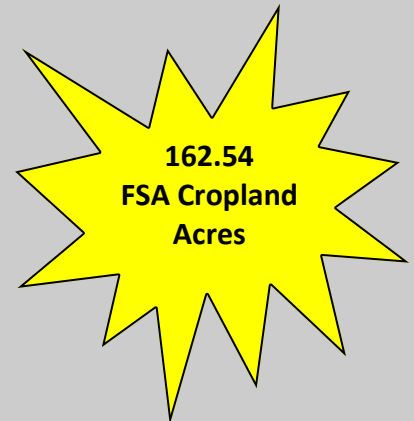


FARMLAND AUCTION

Juanita Thompson Strain Estate

160.0 Acres m/l

Sugar Creek Township, Boone County, IN
Offered in 2 Tracts



Wednesday, September 25, 2013 • 11:00 a.m.

Ulen Country Club, 100 Country Club Drive, Lebanon, IN 46052

Seller

Juanita Thompson Strain Estate

Agency

Hertz Real Estate Services and their
representatives are agents of the Seller.

Farm Location

The farm is 4 miles NW of Thorntown, 13 miles
NW of Lebanon, and 13 miles NE of
Crawfordsville.

Legal Description

Tract 1 - The E 1/2 of the NE 1/4, Section 19,
Township 20 N, Range 2 W, Sugar Creek
Township, Boone County, IN (80.0 Acres m/l)

Tract 2 - The E 1/2 of the SE 1/4, Section 19,
Township 20 N, Range 2 W, Sugar Creek
Township, Boone County, IN (80.0 acres m/l)

RE Taxes 2012 payable in 2013

Tract 1 - PIN 06-13-19-000-008.000-014
\$2,015.42 or 80 Ac @ \$25.19/Ac

Tract 2 - PIN 06-13-19-000-012.000-014
\$2,012.70 or 80 Ac @ \$25.16/Ac

Combined - \$4,028.12 - 160 Ac @ \$25.18/Ac

Buyer will receive a credit for 2013 taxes payable
in 2014 at closing.

Lease Status

The farm will be open for lease in 2014.

Soils

See attached map for the soils information.

FSA Information

Farm Number	1468
Classified as Non-HEL	
Cropland Acres	162.54
Corn Base Acres	79.8
Corn Direct/CC Yield	116/127
Soybeans Base Acres	79.8
Soybean Direct/CC Yield	35/42

Survey

AT THE SELLER'S OPTION, the Seller shall
provide a new survey where there is no existing
legal description sufficient to convey title. Any
need for a new survey shall be determined solely
by the Seller unless such survey is required by
State or local law. The cost of the survey shall be
paid by the Seller. The type of survey performed
shall be at the Seller's option and sufficient for
providing a standard form owner's title
insurance policy and the transfer of
merchantable title.

Minerals

All mineral interests owned by the Sellers, if any,
will be conveyed to the Buyer.

Method of Sale

Land will be offered by the **Choice and Privilege
Method** with Choice to the high bidder to take
one or both tracts. Should the high bidder not
select both of the tracts, the contending bidder
will have the privilege to select the remaining
tract at the high bid. Should the contending
bidder elect not to purchase the remaining
tract, the remaining tract will be offered with
another round of bidding. Sellers reserve the
right to reject any and all bids.

Terms & Possession

10% down payment required the day of sale.
The successful bidder(s) is purchasing with **NO
FINANCING CONTINGENCIES** and must be
prepared for cash settlement of their purchase
on or before October 25, 2013. Final settlement
will require a wire transfer. Possession will be
given at closing subject to the current operator's
rights.

Auctioneer

Reid Thompson, IN License #AU11100076

Reid Thompson
Brent Bidner

ReidT@Hertz.ag
BrentB@Hertz.ag

217-762-9881
700 W. Bridge St., Monticello, IL
www.Hertz.ag

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing services they will be shared by the Seller and Buyer(s).

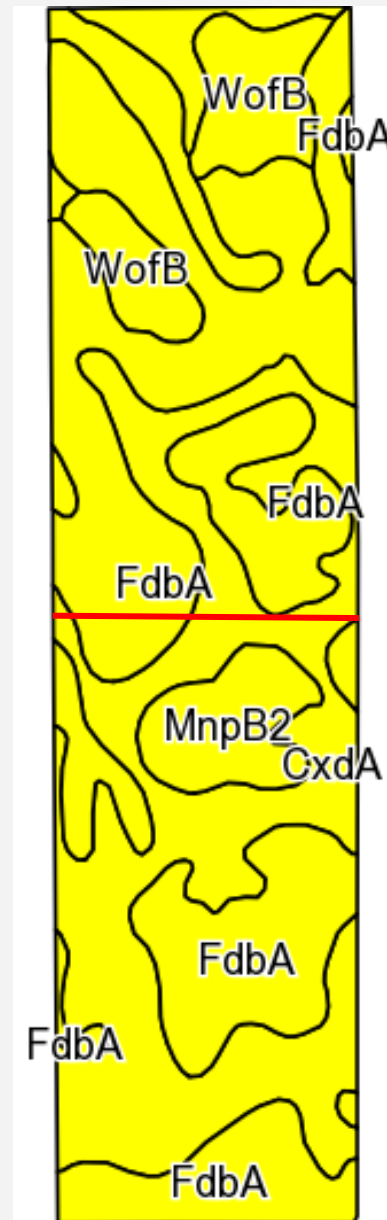
Information provided herein was obtained from sources deemed reliable but Hertz Farm Management and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. The property is being sold on an "AS IS, WHERE IS" basis and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

SUGAR CREEK

TOWNSHIP 19-20 N. RANGE 2 W.



Aerial Photo and Soil Map



Map Symbol	Soil Name	Farmland Acres	Corn Yield	Soybean Yield	% of Total Acreage
FdbA	Fincastle silt loam	80.0	166	54	49.3
CxdA	Cyclone silty clay loam	62.1	187	53	38.2
WofB	Williamstown-Crosby silt loams	12.2	144	49	7.5
MnpB2	Miami silt loam	8.2	141	49	5.0
Total Cropland/Weighted Averages*		162.5	171.1	53.0	100%

*Combination of both tracts.

Source: AgriData, Inc



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700 W. Bridge St., P.O. Box 467

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