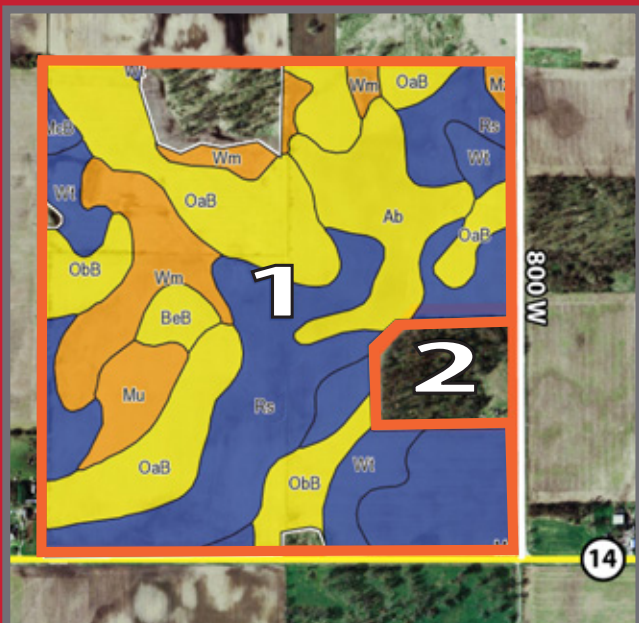


AUCTION

290^{+/-} Acres • 4 Tracts

PRODUCTIVE FARMLAND
WOODS • POTENTIAL BLDG SITE

Union Township • Jasper County • Indiana



TRACT 1:

150^{+/-} Total Acres
138.4^{+/-} Tillable, 9^{+/-} Wooded



TRACT 2:

10^{+/-} Total Acres
10^{+/-} Potential Building Site

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	Winter wheat
Rs	Rensselaer fine sandy loam, till substratum	38.4	170	47	68
OaB	Oakville fine sand, 2 to 6 percent slopes	33.6	80	28	40
Wt	Whitaker fine sandy loam	19.5	150	49	68
Wm	Watseka-Maumee loamy sands	14.5	125	29	53
Ab	Ackerman muck, drained	13	144	35	58
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	9.1	90	32	41
Mu	Morocco loamy sand	5	100	28	45
BeB	Brems loamy sand, 1 to 3 percent slopes	2.6	95	33	43
McB	Martinsville fine sandy loam, 2 to 6 percent slopes	0.9	140	49	70
Mz	Mussey mucky sandy loam	0.8	160	44	64
Weighted Average		128.5	37.7	55.5	



TRACT 3:

97.5^{+/-} Total Acres
91.5^{+/-} Tillable, 5.7^{+/-} Wooded



TRACT 4:

32.5^{+/-} Total Acres
4^{+/-} Tillable, 28.5^{+/-} Wooded

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	Winter wheat
Wm	Watseka-Maumee loamy sands	72.1	125	29	53
Mu	Morocco loamy sand	13.7	100	28	45
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.6	90	32	41
BeB	Brems loamy sand, 1 to 3 percent slopes	4.1	95	33	43
Weighted Average		118.4	29.2	50.8	

SEPTEMBER 9th

6:30PM CST

Knights of Columbus

325 East Vine Street

Rensselaer, IN 47978

Owners: SEL Farms, Inc.

HALDERMAN
REAL ESTATE
SERVICES

HLS# AJJ-11278 (13)

800.424.2324 | www.halderman.com

AUCTION

290+/- Acres • 4 Tracts

September 9th • 6:30 PM CST

Knights of Columbus - Rensselaer, IN

Union Twp • Jasper Co • Indiana

FARMLAND • WOODS • POTENTIAL BLDG SITE

Property Information

AUCTIONEER: CHAD METZGER,
IN Auct. Lic. #AU10200057



LOCATION:

★ **TRACTS 1 and 2 are located 1 mile east of Parr in the NW corner of Hwy 14 and CR 800 W.**

★ **TRACTS 3 and 4 are located 3 miles N of Parr in the SE corner of CR 900 W and CR 400 N.**

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Rensselaer Central School Corp.

ANNUAL TAXES: \$2,228.88

DITCH ASSESSMENT: \$124.48



Larry Jordan

Peru, IN

765.473.5849

lj@halderman.com

A.J. Jordan

Peru, IN

317.697.3086

ajj@halderman.com

Wayne Long

Carmel, IN

317.697.1794

waynel@halderman.com



Online Bidding is Available

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 9, 2013. At 6:30 PM CST, 290 acres, more or less, will be sold at the Knights of Columbus, Rensselaer, 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 Wayne Long at 317-697-1794 or A. J. Jordan at 317-697-3086 or Larry Jordan at 765-473-5849, 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 warrants 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 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.

CLOSING: The closing shall be October 25, 2013. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing subject to the tenant's rights to harvest the 2013 crop.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$2,228.88. The Seller will pay the 2013 taxes due and payable in 2014 with a credit given closing. The Buyer(s) will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment for 2013 was \$124.48. Buyer(s) will pay the 2014 ditch 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 Properties 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.