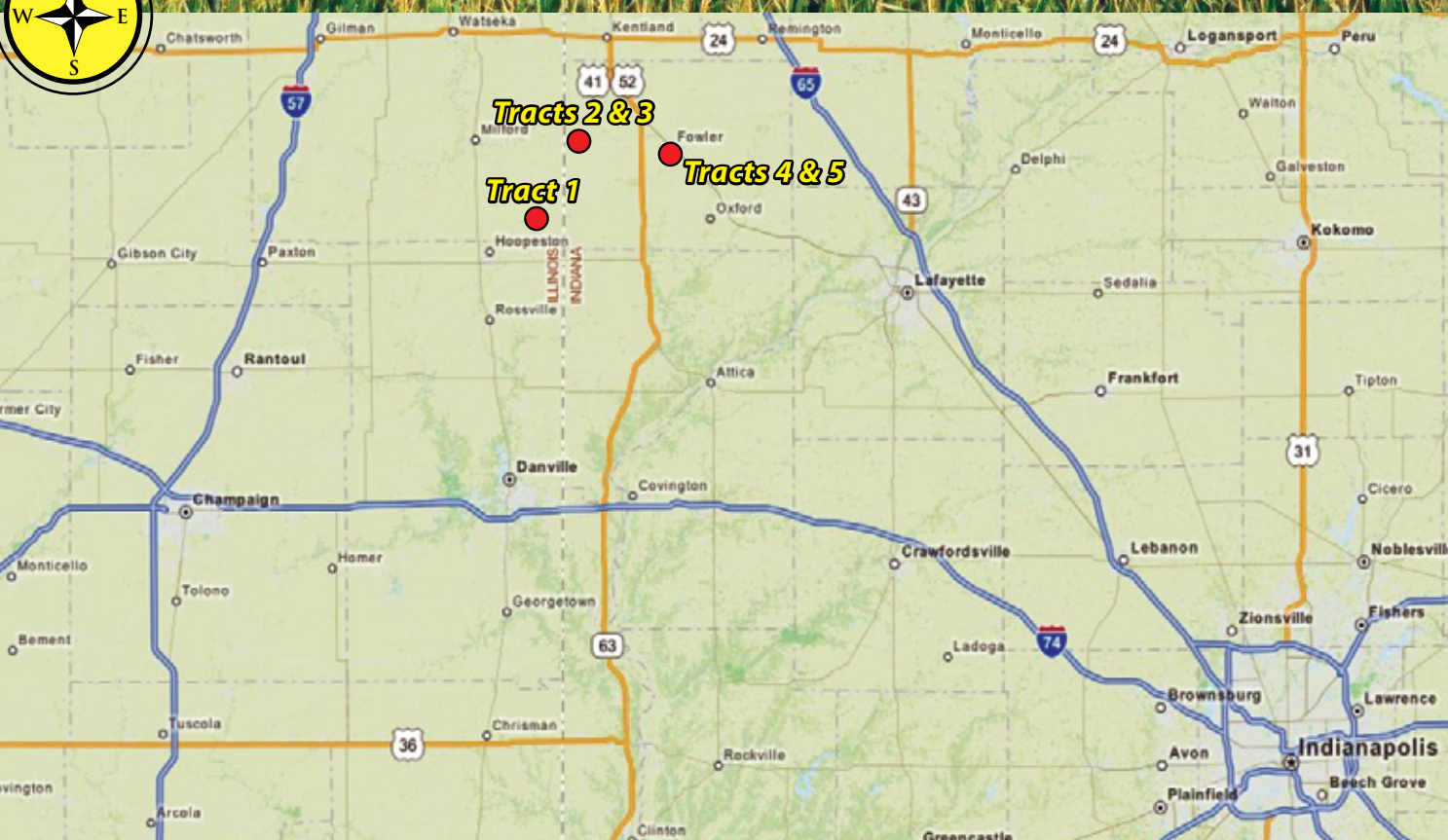


AUCTION

FRIDAY, NOVEMBER 16 • 2:00 PM EST

Benton County Country Club
602 W. Fourth Street • Fowler, IN 47944



TRACT 5 To Sell ABSOLUTE

180+/- ACRES • 5 TRACTS

For Complete Terms & Conditions,
please see our website: www.halderman.com



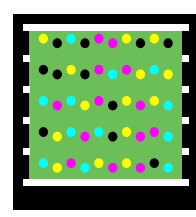
AUCTIONEER:
CHAD METZGER
IL Auct. Lic. #441001842
IN Auct. Lic. #AU10200057



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AUCTION

Friday, November 16

**PRIME
FARMLAND**

180+/- ACRES

Potential Building Site
Commercial Lot to Sell ABSOLUTE

AUCTION

Iroquois County, IL and Benton County, IN

PRIME FARMLAND

180+/- ACRES • 5 TRACTS

Potential Building Site
Commercial Lot to Sell ABSOLUTE

JIM CLARK 765.659.4841

SAM CLARK 317.442.0251

DEAN RETHERFORD 765.296.8475

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HLS# DMR-11033 (12)
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AUCTION

Friday, November 16, 2:00 PM EST

Iroquois County, IL & Benton County, IN

180+/- ACRES • 5 TRACTS

**PRIME
FARMLAND**

Potential Building Site
Commercial Lot to Sell ABSOLUTE



JIM CLARK
Frankfort, IN
765-659-4841
jimc@halderman.com



SAM CLARK
Noblesville, IN
317-442-0251
samc@halderman.com



DEAN RETHERFORD
Lafayette, IN
765-296-8475
deanr@halderman.com

Owner: Cecilia M. Wright Estate



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HLS# DMR-11033 (12)
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180^{+/-} TOTAL ACRES • 168.7^{+/-} TILLABLE • 8.2^{+/-} CRP • 5 TRACTS

PRIME FARMLAND • COMMERCIAL LOT ABSOLUTE • POTENTIAL BLDG SITE

TRACT 1 : ILLINOIS • Prairie Green Twp, Iroquois Co.

TOPOGRAPHY: Level

ZONING: Agricultural

SCHOOLS: Milford Public Schools

TRACT 1: 77^{+/-} ACRES PRIME FARMLAND
76.5^{+/-} Tillable

Annual Taxes: \$1,191.48

TRACTS 2 - 5 : INDIANA • Parish Grove & Center Twp, Benton Co.

TOPOGRAPHY: Level

ZONING: Tracts 2, 3 & 4 Agricultural, Tract 5 Commercial

SCHOOLS: Benton Community School Corporation

TRACT 2: 36^{+/-} ACRES PRIME FARMLAND
30.4^{+/-} Tillable; 3.3^{+/-} CRP; 1.50^{+/-} Previous Homesite

Annual Taxes: \$993.59 (est)

Ditch Assessment: \$26.74 (est)

TRACT 3: 60^{+/-} ACRES PRIME FARMLAND
54.9^{+/-} Tillable; 4.9^{+/-} CRP

Annual Taxes: \$1,011.54 (est)

Ditch Assessment: \$38.02 (est)

TRACT 4: 7.675^{+/-} ACRES POTENTIAL BUILDING SITE
6.9^{+/-} Tillable

Annual Taxes: \$234.00

TRACT 5: Selling ABSOLUTE

Lot (Approx 89' x 144'); Vacant Bottling Plant

Address: 105 East 5th Street, Fowler, IN 49744

Annual Taxes: \$2,516.14

Tract 1 FSA & SOILS INFO:



Code	Soil Description	Acres	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A
69A	Milford silty clay loam, 0 to 2 percent slopes	38.1	171	57	68
59A	Lisbon silt loam, 0 to 2 percent slopes	28.8	188	59	74
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	6.8	**170	**54	**66
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.8	164	55	61
293A	Andres silt loam, 0 to 2 percent slopes	1.4	184	59	71
Weighted Average		177.2	57.5	69.8	

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.
** Indexes adjusted for slope and erosion according to Bulletin 811 Table 53

Corn Base: 37.3 Acres DP Yield: 123 bu/ac CC Yield: 161 bu/ac

Soybean Base: 37.2 Acres DP Yield: 34 bu/ac CC Yield: 41 bu/ac

Tracts 2 & 3 FSA & SOILS INFO:



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Ft	Free clay loam	32.4	175	49	70
Ct	Crane silt loam	30.6	165	51	74
LsA	Lisbon silt loam, 0 to 2 percent slopes	6.2	175	54	79
Do	Darroch silt loam	5.3	165	51	74
Sh	Selma silty clay loam, till substratum	4.9	175	49	70
Dp	Darroch silt loam, till substratum	3.4	165	51	74
Ch	Chalmers silty clay loam	2.6	190	54	76
OIA	Odell silt loam, 0 to 2 percent slopes	1.4	165	51	74
EIB2	Elliott silt loam, 2 to 4 percent slopes, eroded	0.4	145	44	65
Weighted Average		170.8	50.5	72.7	

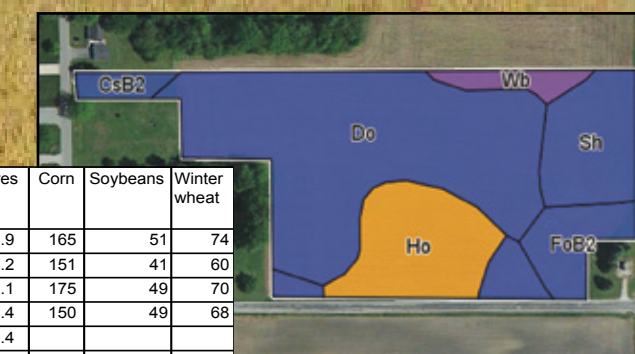
Corn Base: 44.6 Acres

DP Yield: 116 bu/ac CC Yield: 155 bu/ac

Soybean Base: 34.4 Acres

DP Yield: 39 bu/ac CC Yield: 47 bu/ac

Tract 4 SOILS INFO:



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Do	Darroch silt loam	3.9	165	51	74
Ho	Houghton muck	1.2	151	41	60
Sh	Selma silty clay loam, till substratum	1.1	175	49	70
FoB2	Foresman silt loam, 1 to 5 percent slopes, eroded	0.4	150	49	68
Wb	Warners variant silty clay, undrained	0.4			
Weighted Average		155.1	46.4	67	



Tract 1 is located on the east side of CR 2800E; .5 mile north of Hwy 11 (Greer Rd); 20 miles southwest of Fowler, IN and 12 miles northeast of Hoopston, Illinois.



Tracts 2 and 3 are located in Parish Grove Twp; on the northeast corner of the intersection of Hwy 18 and CR 1100 W (State Line); 11 miles west of Fowler, Indiana.



Tract 5 is located in Center Twp; at the intersection of Hwy 55 (N Washington Ave) and East 5th Street in Fowler, Indiana.

Tract 4 is located on the west side of East St, with frontage on Park Ave and 8th Street in Fowler, Indiana.