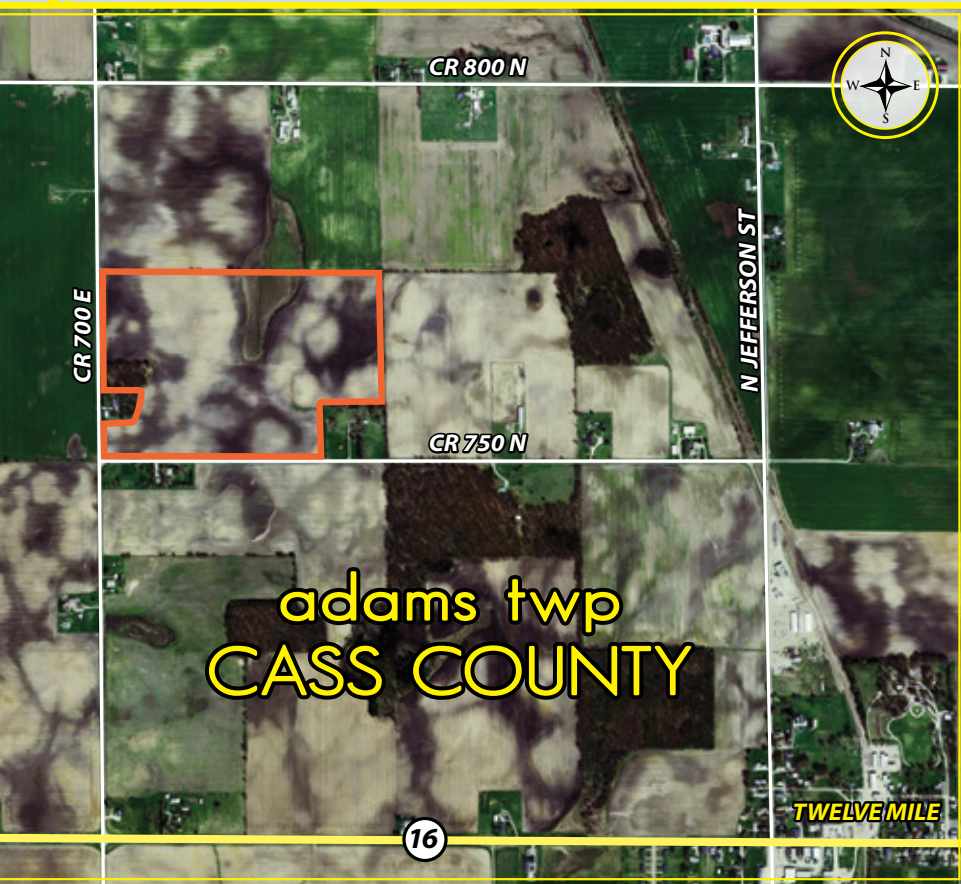


auktion

September 25 • 6:30 PM

Twelve Mile Community Building
Jefferson St & St Rd 16
Twelve Mile, IN 46988



54^{+/-}
acres

52^{+/-} tillable • 1.8^{+/-} wooded

farmland



Larry Jordan
Peru, IN
765.473.5849
larryj@halderman.com



AJ Jordan
Peru, IN
317.697.3086
ajj@halderman.com

Owner: Young Farm

HALDERMAN
REAL ESTATE
SERVICES

HLS# LWJ-10940 (12)

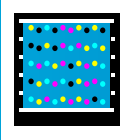
800.424.2324 | www.halderman.com

auCTION

September 25 • 6:30 PM

54^{+/-} acres

CASS COUNTY



farmland

PROPERTY
INFORMATION

PLACE BID

Online Bidding
is Available

LOCATION: 1 mile northwest of Twelve Mile, on CR 750 N at CR 700 E

ZONING: Agricultural

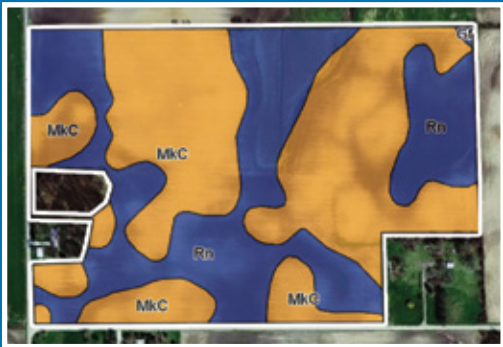
TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Caston School Corp.

ANNUAL TAXES: \$664.68

DITCH ASSESSMENT: \$54.76

SOILS INFO



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Soils data provided by USDA & NRCS Fsa borders provided by the Farm Service Agency as of May 23, 2008					
MkC	Metea loamy fine sand, 3 to 10 percent slopes	30.9	110	39	55
Rn	Rensselaer loam, till substratum	22	175	49	70
Gf	Gilford sandy loam	0.1	150	33	60
Weighted Average		137.1	43.1	61.2	

TERMS & CONDITIONS



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

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 25, 2012. At 6:30 PM, 54.754 acres, more or less, will be sold at the Twelve Mile Community Building, Twelve Mile, IN. This property will be offered as one total unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers and the Sellers. The auctioneer will settle any owner's title insurance policy for the tract. To place a confidential phone, mail or wire bid, please contact Larry Jordan at 765-473-5849 or A.J. Jordan at 317-697-3086, 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 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 Sellers and the Buyers. 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.

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 General Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. 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.

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

CLOSING: The closing shall be on or about November 20, 2012. The Sellers have the choice to change this date if necessary.

POSSESSION: Possession will be at closing, subject to tenant's rights to the 2012 crop harvest.

REAL ESTATE TAXES: The real estate taxes for 2011 were \$664.68. Sellers will pay the 2012 taxes due and payable in 2013. Buyers will pay 2013 taxes due and payable in 2014 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$54.76. Buyers will pay the ditch assessments beginning the spring of 2013 and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.

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; Chad Metzger, Auctioneer, 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, Buyers accept the property "AS IS," and Buyers assume 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. Conduction 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.