

AUCTION

December 8TH
6:30 PM CST

V.F.W. #9423
4202 N 400 W
Rolling Prairie, IN 46371



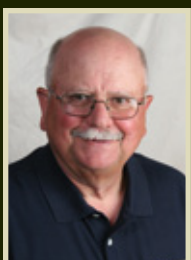
125^{+/-} Acres • 2 Tracts
94^{+/-} Tillable • 23^{+/-} CRP

**QUALITY
CROPLAND**

Owner: Prairie Green Farms, LLC



Online Bidding is Available



Larry Smith
LaPorte, IN
219-362-4041
larrys@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# LAS-10735

800.424.2324 | www.halderman.com

PROPERTY INFO

PROPERTY LOCATION: 2 miles north of Rolling Prairie, on the east side of CR 425 E, .25 mile north of CR 600 N.

TOPOGRAPHY: Gently Rolling

ZONING: Agricultural

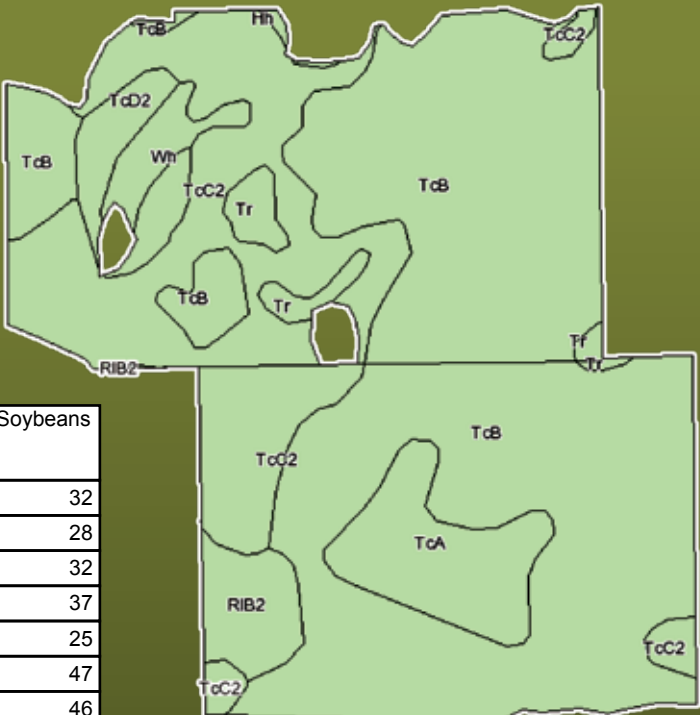
SCHOOLS: New Prairie United School Corp.

TRACT 1: 67^{+/-} Acres
40^{+/-} Tillable, 20.5^{+/-} CRP, 5^{+/-} Woods

TRACT 2: 58^{+/-} Acres
54^{+/-} Tillable, 2.5^{+/-} CRP

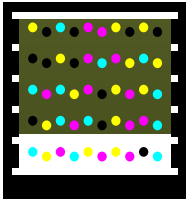


SOILS INFO



Code	Soil Description	Acres	Corn	Soybeans
	Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.			
TcB	Tracy sandy loam, 2 to 6 percent slopes	71	91	32
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	28.4	79	28
TcA	Tracy sandy loam, 0 to 2 percent slopes	7.7	90	32
RIB2	Riddles loam, 2 to 6 percent slopes, eroded	3.7	105	37
TcD2	Tracy sandy loam, 12 to 18 percent slopes, eroded	3.7	70	25
Tr	Troxel silt loam	2.4	135	47
Wh	Washtenaw silt loam	2.2	130	46
Hh	Histosols and Aquolls	0.2		
Weighted Average			89.3	31.5

Take a picture with a QR reader on your smart phone and jump to our website!



AUCTIONEER: MARK METZGER,
IN Auct. Lic. #AU01015313

Get the free mobile app for your phone at <http://gettag.mobi>

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 8, 2011. At 6:30 PM CST, 125.0 acres, more or less, will be sold at the V.F.W. #9423, Rolling Prairie, 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 and 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 Larry Smith at 260-362-4041, 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 warrant 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 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.

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

CRP: CRP payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. Contract #10008A has 20.5 acres at \$128 per acre and expires 9/30/25.

Contract #504C has 2.5 acres in a windbreak and expires in 2021. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from a CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. Sellers recognize Buyer(s) may prefer that Sellers terminate the CRP contracts and the Sellers are prepared to pay all costs incurred in terminating the CRP contracts if Buyer(s) so desire.

CLOSING: The closing shall be on or about January 9, 2012. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing subject to tenant's rights to harvest 2011 crop.

REAL ESTATE TAXES: Real estate taxes in La Porte County have not been certified and therefore are not available. The Seller will pay the 2011 taxes due and payable in 2012 and all previous taxes. Buyer(s) will pay the 2012 taxes due and payable in 2013 and all taxes 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, Mark 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, 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.