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LAURAMIE & SHEFFIELD TWPS
TIPPECANOE COUNTY
AUCTION
PRODUCTIVE FARMLAND

235^{+/-} ACRES NOVEMBER 30
6:30 PM

AREA REP:
DEAN RETHERFORD

Owners: Mary Jane Bol Estate & Arthur J Bol Trust

HALDERMAN
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SERVICES

HLS# DMR-10726

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TIPPECANOE COUNTY
LAURAMIE & SHEFFIELD TWPS
AUCTION

235 ACRES

228^{+/-} ACRES TILLABLE • 6 TRACTS

**PRODUCTIVE
FARMLAND**

NOVEMBER 30 • 6:30 PM

**BEST WESTERN, LAFAYETTE EXECUTIVE PLAZA
4343 SR 26 E, LAFAYETTE, IN 47905**

Owners: Mary Jane Bol Estate & Arthur J Bol Trust



DEAN RETHERFORD
Lafayette, IN
765.296.8475
deanr@halderman.com

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PROPERTY & SOILS INFO

LOCATION:

TRACTS 1 - 5: South of Dayton on New Castle Road, just south of the intersection of the intersection with CR 375 S.

TRACT 6: One and one half miles northwest of Stockwell on CR 550 E, .5 mile south of CR 800 S.

TRACT 1: 10 Total Acres, Mostly Tillable

TRACT 2: 10 Total Acres, Mostly Tillable

TRACT 3: 89.5 Total Acres, 87 Tillable

TRACT 4: 39.1 Total Acres, Mostly Tillable

TRACT 5: 10 Total Acres, 7.6 Tillable, 2 Woods

TRACT 6: 76.6 Total Acres, 75.5 Tillable

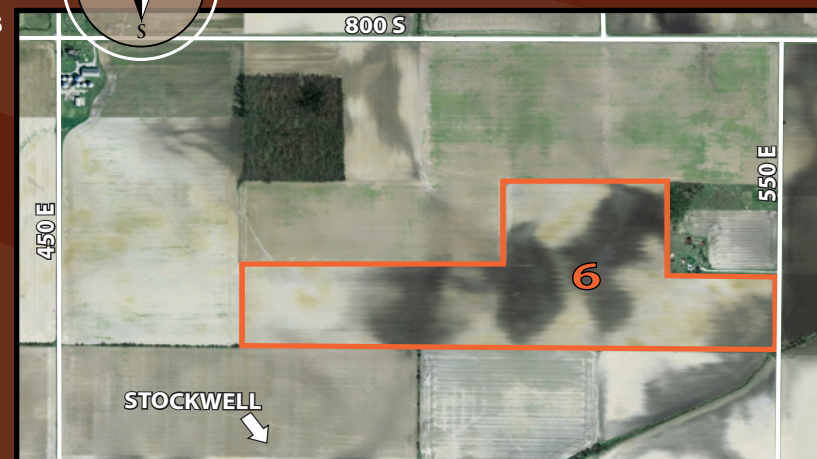
TOPOGRAPHY: Level

SCHOOL DISTRICT:

Dayton Elementary School
Waynewright Middle School
McCutcheon High School

TAXES: \$5,123.50

PLACE BID
Online Bidding
www.halderman.com

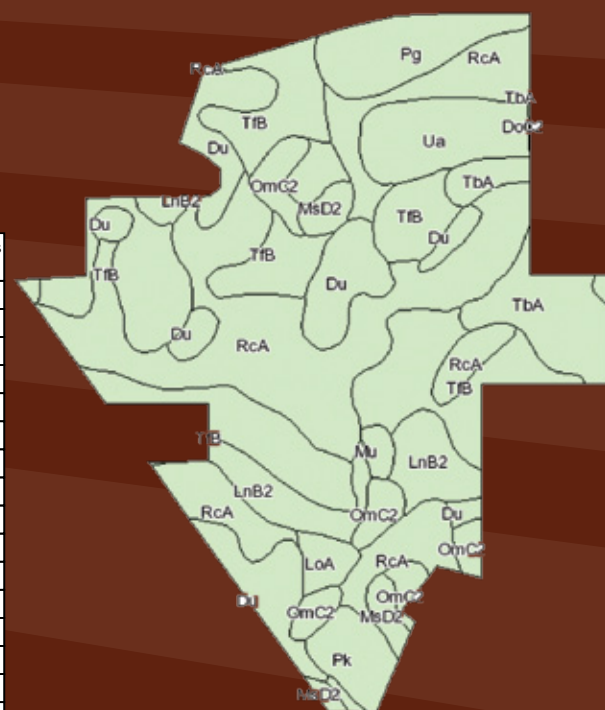


TRACTS 1-5

FSA DATA :

Corn Base: 128.5 Acres
DP & CC Yield: 112 bu/ac
Soybean Base: 24.8 Acres
DP & CC Yield: 37 bu/ac

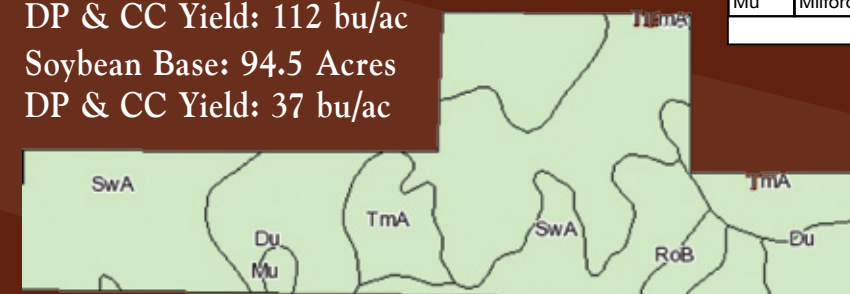
Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
RcA	Raub-Brenton complex, 0 to 1 percent slopes	47	142.2	49.8
TfB	Throckmorton silt loam, 1 to 3 percent slopes	38	125	44
Du	Drummer soils	17.2	153.5	53.7
TbA	Tecumseh silt loam, 0 to 2 percent slopes	10.8	150	53
LnB2	Lauramie silt loam, 2 to 6 percent slopes, eroded	8.9	120	42
Ua	Udorthents, loamy	8		
Pg	Pella silty clay loam, pothole	7.5	60	21
OmC2	Octagon silt loam, 6 to 12 percent slopes, eroded	6.8	100	35
Pk	Peotone silty clay loam, pothole	4.1	60	21
MsD2	Miami silt loam, 12 to 18 percent slopes, eroded	3.3	80	28
LoA	Linkville loam, loamy substratum, 0 to 2 percent slopes	1.9	130	46
OmB2	Octagon silt loam, 2 to 6 percent slopes, eroded	1.7	110	39
Mu	Milford silty clay loam, pothole	1	60	21
Mb	Mahalasville silty clay loam, gravelly substratum	0.3	145	51
DoC2	Desker sandy loam, kame, 6 to 12 percent slopes, eroded	0.1	60	21
Weighted Average		121.1	121.1	42.5



TRACT 6

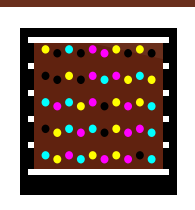
FSA DATA :

Corn Base: 47.3 Acres
DP & CC Yield: 112 bu/ac
Soybean Base: 94.5 Acres
DP & CC Yield: 37 bu/ac



Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	32.4	133.1	46.6
Du	Drummer soils	31.4	153.5	53.7
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	10.2	137.2	48
RoB	Rockfield silt loam, 1 to 3 percent slopes	1.9	120	42
Mu	Milford silty clay loam, pothole	0.7	60	21
Weighted Average		141	141	49.3

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TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 30, 2011. At 6:30 PM, 235.2 acres, more or less, will be sold at the Best Western, Lafayette Executive Plaza, Lafayette, 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 Dean Retherford at 765-296-8475, 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 appropriate Deeds 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.

CLOSING: The closing shall be on or about December 30, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$5,123.50. 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.

DITCH ASSESSMENT: The John Blickenstaff Ditch had no assessment for 2011. Buyer(s) are to assume any and all ditch assessments beginning 2012.

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.



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