

AUCTION

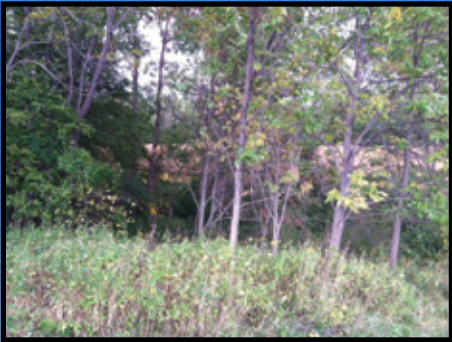
Connersville Township, Fayette County

357 N CR 400 W • Connersville, IN 47331



Nov. 29, 2011
6:30 PM

JOHN H MILLER
Community Center
2900 N Park Road, Connersville, IN 47331



PRODUCTIVE CROPLAND WOODS & OUTBUILDINGS

207^{+/-} TOTAL ACRES • 3 TRACTS

154^{+/-} TILLABLE • 41^{+/-} WOODS • 8^{+/-} PASTURE

2.3^{+/-} HOMESITE & OUTBUILDINGS

Michael Bonnell

812.343.6036

michaelb@halderman.com

Dave Bonnell

812.343.4313

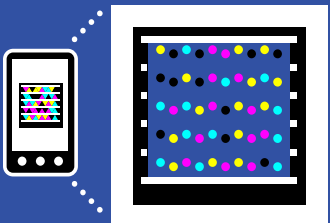
daveb@halderman.com

Craig Springmier

937.533.7126

craigs@halderman.com

Owners: Bertsch Farms, Inc & Arville E Bertsch Estate



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PROPERTY INFO

Property Location:

357 N CR 400 W, Connersville, IN 47331 2.5 Miles west of Connersville on CR 400 W and west of Greimer Road.

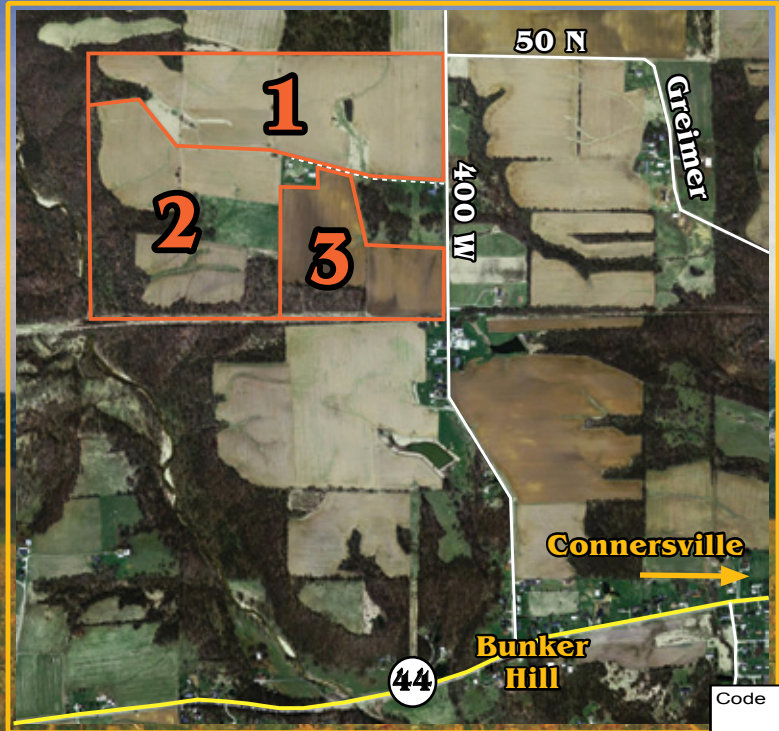
Zoning: Agricultural **Annual Taxes:** \$4,499. **Topography:** Gently Rolling

School District: Connersville Schools - Fayette County School Corporation

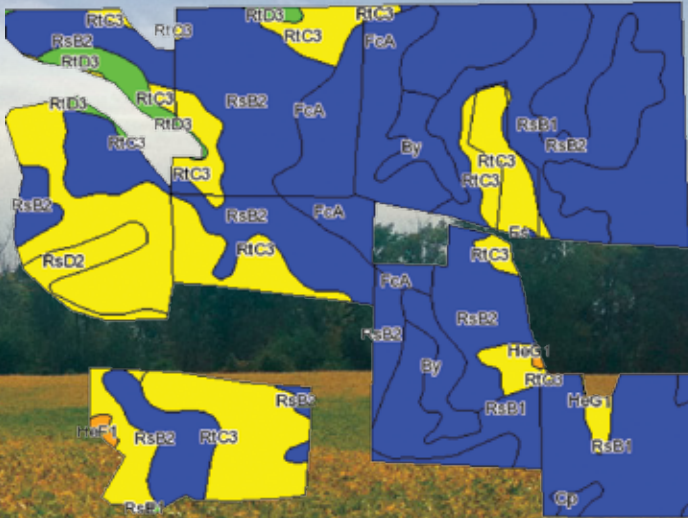
TRACT 1: 79.76^{+/-} Total Acres, 73.74 Tillable, 6.02 Woods

TRACT 2: 87.97^{+/-} Total Acres, 46.34^{+/-} Tillable, 8.07^{+/-} Pasture, 31.21^{+/-} Woods, 2.35^{+/-} Older Home & Two Older Frame Barns

TRACT 3: 39.57^{+/-} Total Acres, 34.88 Tillable, 4.69 Woods



SOILS INFORMATION



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
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded	55.7	114	40
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	35.6	120	42
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	33.9	100	35
FcA	Fincastle silt loam, 0 to 2 percent slopes	14.2	130	46
By	Brookston silty clay loam	5.2	145	51
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	3.5	105	37
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	3	85	30
RsD2	Russell silt loam, 12 to 18 percent slopes, moderately eroded	2.7	90	32
Cp	Cope silty clay loam	0.6	140	49
HeF1	Hennepin loam, 25 to 35 percent slopes, slightly eroded	0.3		
HeG1	Hennepin loam, 35 to 50 percent slopes, slightly eroded	0.1		
RsE1	Russell silt loam, 18 to 25 percent slopes, slightly eroded	0.1	80	28
Es	Eel silt loam	0.1	120	42
Weighted Average			113.3	39.8

FSA DATA:

Corn Base: 92.1 Acres
DP & CC Yields: 111 bu/ac
Soybean Base: 32.6 Acres
DP & CC Yields: 37 bu/ac
Wheat Base: 19.8 Acres
DP & CC Yields: 48 bu/ac

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these properties at public auction on November 29 2011. At 6:30 PM, 207.3 acres, more or less, will be sold at the John H. Miller Community Center in Connersville, 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 Dave Bonnell at 812-343-4313 or Michael Bonnell at 812-343-6036 or Craig Springmire at 937-533-7126, 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 a 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 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.

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

CLOSING: The closing shall be on or about December 31, 2011 or fifteen days after survey is completed, if needed. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to tenants' rights to harvest the 2011 crop. Possession of buildings will be 30 days after closing, subject to lease.

REAL ESTATE TAXES: The real estate taxes for 2010 were \$4,499.00. The Sellers will pay the 2011 taxes due and payable in 2012 and all previous taxes. Buyer(s) to pay the 2012 taxes due and payable in 2013 and all taxes thereafter.

MINERAL RIGHTS: All minerals 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 his 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 Sellers 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

