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2 AUCTIONS

November 16 @ 6:30 PM Owen Twp, Clinton Co, IN

Productive Cropland
Potential Building Lot

1st Auction
228^{+/-} ACRES
5 TRACTS

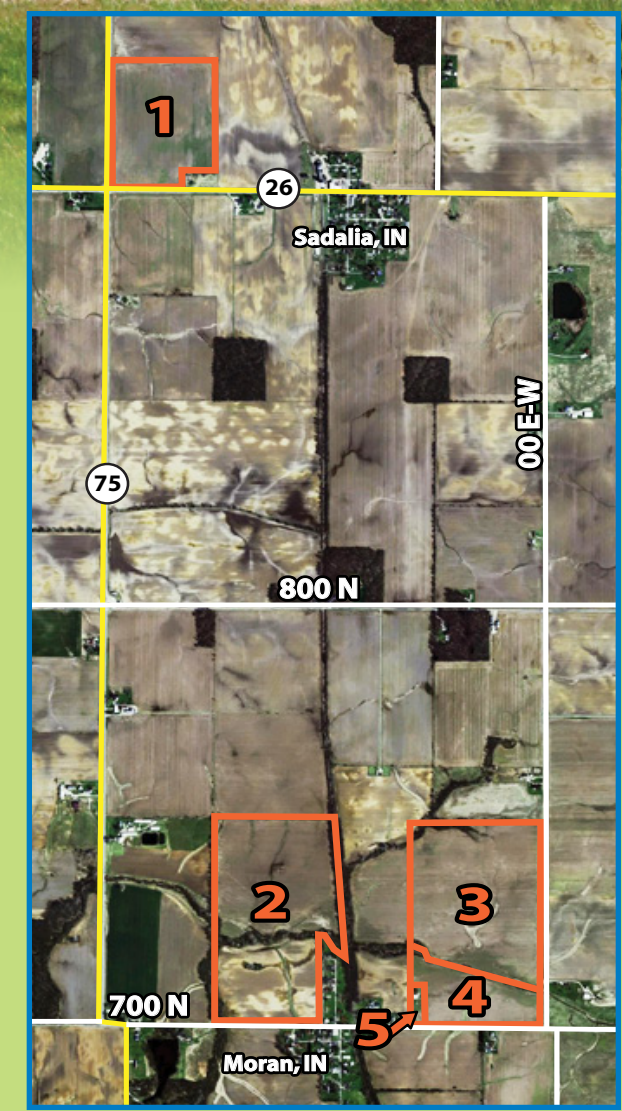
2nd Auction
55.46^{+/-} ACRES

JIM CLARK
Frankfort, IN
765.659.4841
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2 AUCTIONS

November 16 @ 6:30 PM
Owen Twp, Clinton Co, IN



228^{+/-} ACRES
5 TRACTS

Productive Cropland
Potential Building Lot

Owners: Jeffrey B Blackburn
& Katharine Blackburn Estate



55.46^{+/-} ACRES
Good Farmland

Owner: Linda K (Crum) Anderson Trust



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228^{+/-} ACRES

5 TRACTS

LOCATION: Tract 1 is at the intersection of HWY 26 and HWY 75. Tracts 2-5 are 7 miles north of Frankfort on CR 700N at Moran, IN.

SCHOOLS: Rossville Consolidated

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

ANNUAL TAXES: \$4,137.88

DITCH ASSESSMENT: \$71.92

FSA DATA:

CORN BASE: 104 Acres

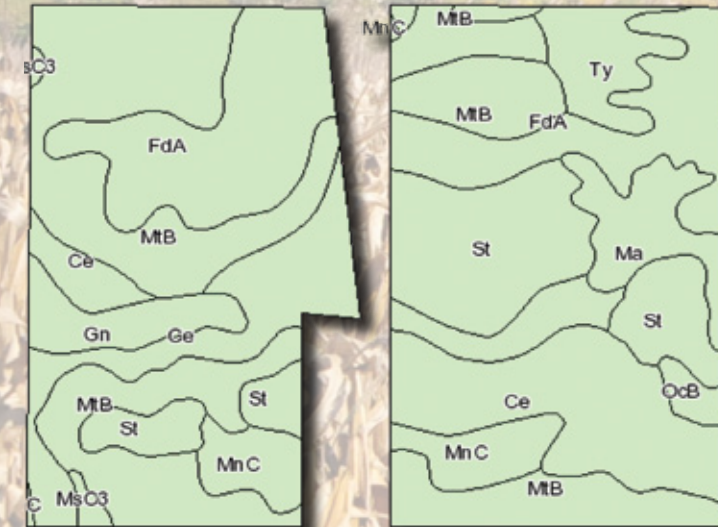
DP YIELD: 107 bu/ac

CC Yield: 146 bu/ac

SOYBEAN BASE: 102 Acres

DP YIELD: 39 bu/ac

CC Yield: 47 bu/ac



209.1^{+/-} Tillable

2.2^{+/-} Building Site

TRACT 1: 47.95^{+/-} Acres, 47^{+/-} Tillable

TRACT 2: 85^{+/-} Acres, 77^{+/-} Tillable

TRACT 3: 71^{+/-} Acres, 64^{+/-} Tillable

TRACT 4: 22.8^{+/-} Acres, 21.1^{+/-} Tillable

TRACT 5: 2.2^{+/-} Acres, Grain Bin & Older Barn

- This tract is a potential building site per the Clinton County Area Plan Office. Buyer would be responsible for getting a single house subdivision approval and any other necessary permit requirements.



Tract 1

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
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	15.3	110	39
Wh	Whitaker silt loam	10.5	130	46
Ma	Mahalasville silty clay loam	10.4	155	54
Ty	Treaty silt loam	4.7	150	53
FdA	Fincastle-Crosby silt loams, 0 to 3 percent slopes	3.3	125	44
Mx	Milford silty clay loam	2	135	47
Pn	Patton silty clay loam	1.3	155	54
McB2	Martinsville silt loam, 2 to 6 percent slopes, eroded	0.5	115	40
Weighted Average		131.3	46.2	

Tracts 2-5

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
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	56.2	110	39
Ce	Ceresco loam	37.2	100	35
FdA	Fincastle-Crosby silt loams, 0 to 3 percent slopes	33.1	125	44
St	Sleeth silt loam	24.7	120	42
MnC	Miami silt loam, 6 to 12 percent slopes	8.5	100	35
Ma	Mahalasville silty clay loam	7.3	155	54
Ty	Treaty silt loam	6.2	150	53
Gn	Genesee silt loam, sandy substratum	5.5	115	40
OcB	Ockley silt loam, 2 to 6 percent slopes	1.5	110	39
MsC3	Miami clay loam, 6 to 12 percent, severely eroded	0.9	90	32
Weighted Average		114.9	40.4	

AUCTION

NOVEMBER 16 @ 6:30 PM

Clinton County 4-H Community Building
1701 S Jackson St • Frankfort, IN 46041

(228^{+/-} ACRES WILL BE AUCTIONED FIRST)



Online Bidding is Available
at www.halderman.com

55.46^{+/-} ACRES

55.3^{+/-} Tillable

LOCATION: On the north side of CR 600 N & 1/2 mile east of CR 00 E-W

SCHOOLS: Rossville Consolidated

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

ANNUAL TAXES: \$1,018.20



FSA DATA:

CORN BASE: 40.1 Acres

DP & CC YIELD: 112 bu/ac

SOYBEAN BASE: 13 Acres

DP & CC YIELD: 41 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
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	34.3	110	39
FdA	Fincastle-Crosby silt loams, 0 to 3 percent slopes	18.2	125	44
Ty	Treaty silt loam	1.9	150	53
Ce	Ceresco loam	1.1	100	35
Weighted Average		116.1	41	

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 16, 2011. At 6:30 P.M. EST, 228.95 acres, more or less, and 55.46 acres, more or less, will be sold at the Clinton County 4-H Community Building, in Frankfort, IN. These properties will be offered as one single unit, in tracts or in combinations. 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 disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Jim Clark at 765-659-4841, 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 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(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 Deeds at closing.

EVIDENCE OF TITLE: The Sellers will provide Owner's Title Insurance Policies to the Buyers. Each Buyer is responsible for a Lender's Policy, if needed. If a title is not marketable, then the purchase agreements are null and void prior to the closing and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of these properties are subject to any and all easements of record.

CLOSING: The closings shall be on or about December 22, 2011.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: Blackburn: Real estate taxes for 2011 were \$4,137.88. Anderson (Crum) Trust: Real estate taxes for 2011 were \$1,018.20.

At closings, the Sellers will give Buyers credit for the 2011 taxes due and payable in 2012. Buyers to pay the 2011 taxes due and payable in 2012 and all taxes thereafter.

DITCH ASSESSMENT: Blackburn: The ditch assessment in 2011 for was \$71.92. Buyers to pay ditch assessments beginning 2012.

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, 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, 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. 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

