

HALDERMAN
REAL ESTATE
SERVICES

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"Farm & Transitional
Real Estate Specialists
Since 1930"

800.424.2324
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TIPPECANOE COUNTY
AUCTION
SHEFFIELD TOWNSHIP

232^{+/-} ACRES

190^{+/-} ACRES TILLABLE • 11 TRACTS

PRODUCTIVE FARMLAND
WOODED, POTENTIAL BLDG LOTS
OUT BUILDINGS

NOVEMBER 17 • 6:30 PM

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

Owner: Doc's Dream LP



DEAN RETHERFORD
Lafayette, IN
765.296.8475
deanr@halderman.com

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HLS# DMR-10700

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SHEFFIELD TWP, TIPPECANOE CO
AUCTION

PRODUCTIVE FARMLAND • OUT BUILDINGS
WOODED, POTENTIAL BLDG LOTS

232^{+/-} ACRES NOVEMBER 17
6:30 PM

AREA REP:
DEAN RETHERFORD

Owner: Doc's Dream LP

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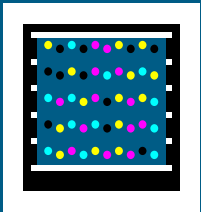
PROPERTY & SOILS INFORMATION

LOCATION: Southeast of Dayton and southwest of SR 38. Tracts 1-9 are on both sides of CR 500S approximately .2 mile east of CR 900E. Tracts 10 & 11 are on the east side of 900E approximately .5 mile north of CR 500 S.



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

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TOPOGRAPHY: Level

SCHOOL DISTRICT: Dayton Elementary School,
Waynewright Middle School, McCutcheon High School

TAXES: \$5,072.16

TRACT 1: 11.7 Total Acres,
5. Home Acres, 6. Pasture

TRACT 2: 13. Total Acres, 12.8 Tillable

TRACT 3: 75 Total Acres, 72.2 Tillable

TRACT 4: 22.03 Total Acres, 21.7 Tillable

TRACT 5: 25.90 Total Acres, 25.4 Tillable

TRACT 6: 2.5 Total Wooded Acres,
Potential Building Site

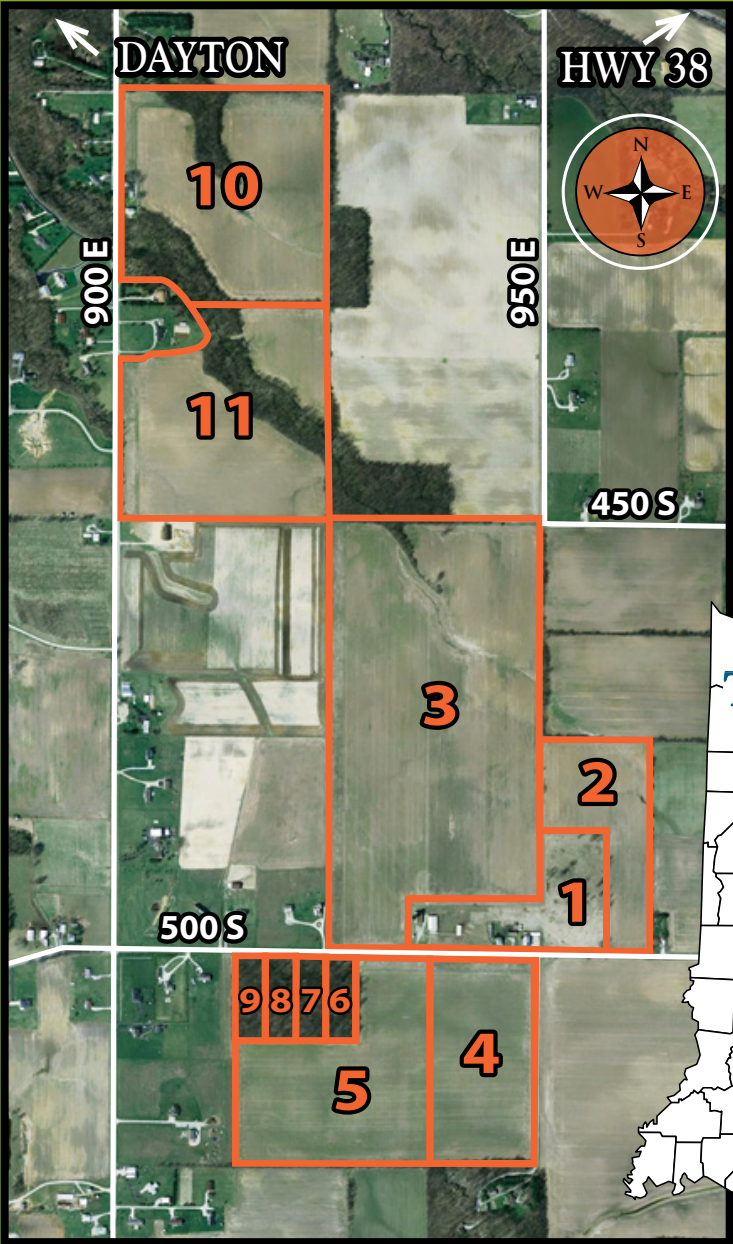
TRACT 7: 2.5 Total Wooded Acres,
Potential Building Site

TRACT 8: 2.5 Total Wooded Acres,
Potential Building Site

TRACT 9: 2.5 Total Wooded Acres,
Potential Building Site

TRACT 10: 38.37 Total Acres,
30.15 Tillable, 6.8 Wooded

TRACT 11: 36.12 Total Acres,
28.5 Tillable, 6.9 Wooded



TIPPECANOE



Online Bidding
www.halderman.com

TRACTS 1-3, 10, 11

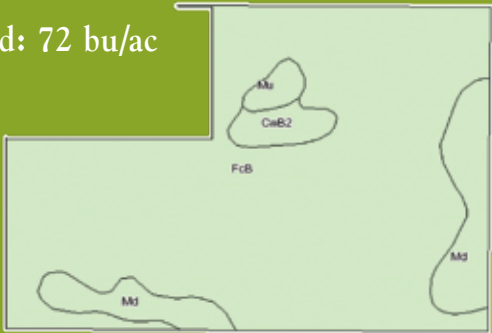


Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
FcB	Fincastle-Crosby complex, 1 to 3 percent slopes	121.3	113.9	39.9
CwB2	Crosby-Miami complex, 2 to 6 percent slopes, eroded	34.1	101.9	35.7
Cl	Ceresco loam, gravelly substratum, occasionally flooded	5.7	95	33
We	Washtenaw silt loam	4.9	130	46
SyF	Strawn-Rodman complex, 18 to 50 percent slopes	4.2		
Md	Mahalasville-Treaty complex	1.8	150	53
RdA	Richardville silt loam, 0 to 2 percent slopes	1.2	120	42
RsF	Rodman gravelly loam, 25 to 60 percent slopes	1.2		
Weighted Average		108.3	37.9	

FSA DATA :

Corn Base: 78.6 Acres
DP Yield: 98 bu/ac CC Yield: 129 bu/ac
Soybean Base: 94.5 Acres
DP Yield: 35 bu/ac CC Yield: 52 bu/ac
Wheat Base: 1.5 Acres
DP Yield: 50 bu/ac CC Yield: 72 bu/ac

TRACTS 4 & 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
FcB	Fincastle-Crosby complex, 1 to 3 percent slopes	39.9	113.9	39.9
Md	Mahalasville-Treaty complex	5.5	150	53
CwB2	Crosby-Miami complex, 2 to 6 percent slopes, eroded	1.3	101.9	35.7
Mu	Milford silty clay loam, pothole	0.7	60	21
Weighted Average		116.9	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 17, 2011. At 6:30 PM, 232.3 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 a Corporate 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 20, 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 \$5,072.16. 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 Toohey Ditch had no assessment for 2011. Buyer(s) to assume ditch assessment 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.