

AUCTION

October 31 • 6:30 PM

**Huntington University,
Habecker Dining Commons
502 Lake St • Huntington, IN 46750**

77^{+/-} Acres

71^{+/-} Tillable • 6^{+/-} Woods



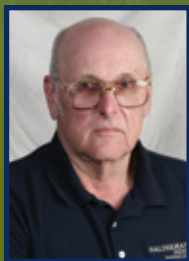
**EXCELLENT
FARMLAND**

PLACE BID

Online Bidding is Available



Jon Rosen
N. Manchester, IN
260-740-1846
jonr@halderman.com



Bill Earle
N. Manchester, IN
260-982-8351
bille@halderman.com



Pat Karst
Huntington, IN
260-563-8888
patk@halderman.com

Owner:
Betty Hite Land Trust
Agreement #2

HALDERMAN
REAL ESTATE
HLS# JRR-10705
SERVICES

800.424.2324 | www.halderman.com

PROPERTY INFO

PROPERTY LOCATION: On the south side of CR 500 N, .25 mile east of CR 500 E.

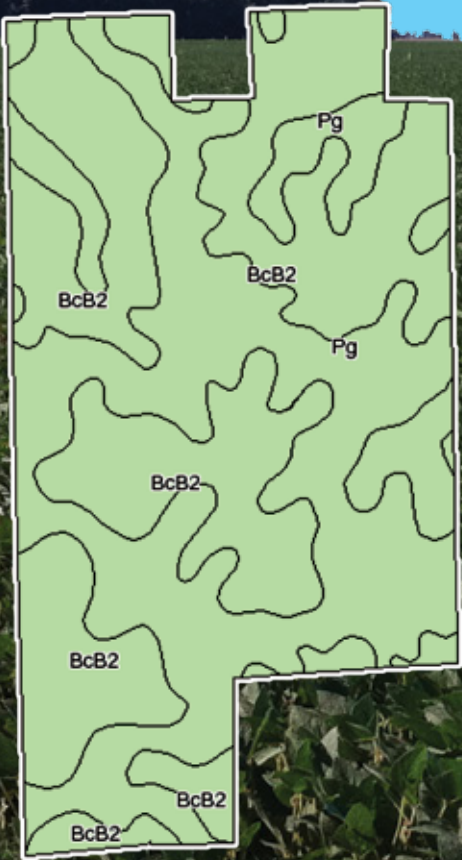
TOPOGRAPHY: Level to Gently Rolling

ZONING: Agricultural

SCHOOLS: Huntington County Community School Corporation

ANNUAL TAXES: \$1,295.66

DITCH ASSESSMENT: \$79.40



SOILS INFO

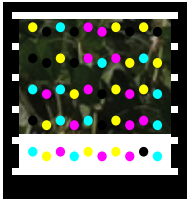
Code	Soil Description	Acres	Corn	Soybeans
	Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.			
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	38.4	100	35
Pg	Pewamo silty clay loam	32.9	130	46
Weighted Average			113.8	40.1

FSA INFO:

Corn Base: 36.6 Acres
DP Yield: 119 bu/ac
CC Yield: 132 bu/ac

Soybean Base: 34.7 Acres
DP Yield: 39 bu/ac
CC Yield: 47 bu/ac

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

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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 October 31, 2011. At 6:30 P.M. EST, 76.991 acres, more or less, will be sold at the Habecker Dining Commons, Huntington University, in Huntington, IN. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, when 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 Jon Rosen at 260-740-1846, Pat Karst at 260-563-8888 or Bill Earle at 260-982-8351, 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 the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, 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. If a survey is completed, the purchase price for the surveyed tract 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 Trustee's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. 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 November 30, 2011.

POSSESSION: Possession of land will be at closing subject to tenant's rights to harvest.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$1,295.66. Sellers to pay the 2011 taxes due and payable in 2012. Buyer to pay the 2012 taxes due and payable in 2013 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment in 2011 for was \$79.40. Buyers to pay ditch assessment 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. Conduction 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.