

AUCTION

Monday, November 7 • 6:30 PM

Silver Lake Lions Club
108 N Harrison St. • Silver Lake, IN 46982

FARMING & RECREATION

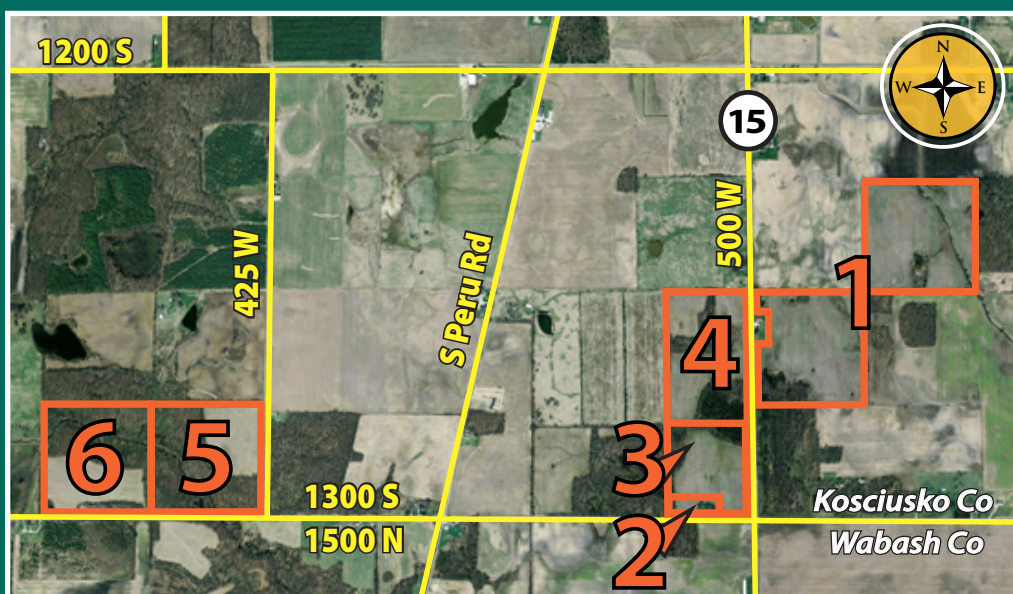
PROPERTY LOCATION:

TRACTS 1-4: 1.5 miles south of Silver Lake on Hwy 15.

TRACTS 5 & 6: on CR 1300 S (County Line Rd) at the intersection of CR 425 W.

PLACE BID

Online Bidding
is Available



220.5+/- Total Acres • 6 Tracts

135.7+/- Tillable • 74.7+/- Woods



FOR MORE INFORMATION, CONTACT:

MARK METZGER

N. Manchester, IN • 260-982-8064 • markm@halderman.com

CHAD METZGER

N. Manchester, IN • 260-982-9050 • chadm@halderman.com

Owner: Ricky Jon Newell Estate

HALDERMAN
REAL ESTATE
SERVICES

HLS# MWM-10702

800.424.2324 | www.halderman.com

PROPERTY INFO

SCHOOLS: Warsaw Community Schools

TOPOGRAPHY: Gently Rolling

ZONING: Agricultural

ANNUAL TAXES: \$1,997.82

DITCH ASSESSMENT: \$229.28

TRACT 1: 80.55 Acres, 71.2 Tillable, 6.28 Woods

TRACT 2: 2 Acres, 1.13 Tillable, .87 Woods, Potential Building Site

TRACT 3: 22 Acres, 16 Tillable, 5.87 Woods

TRACT 4: 36 Acres, 21.6 Tillable, 12.26 Woods

TRACT 5: 40 Acres, 12.35 Tillable, 25.79 Woods

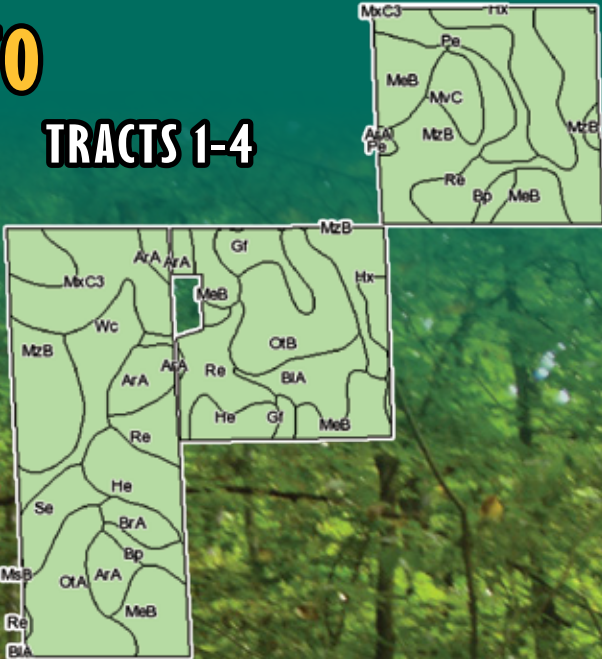
TRACT 6: 40 Acres, 13.42 Tillable, 23.65 Woods

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.				
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	23	95	33
Re	Rensselaer loam	18.5	146	51
MeB	Metae loamy fine sand, moderately slowly permeable, 2 to 6 percent slopes	16.2	85	30
OtB	Ormas loamy sand, sandy substratum, 2 to 6 percent slopes	9.6	70	25
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	9.3	70	25
OtA	Ormas loamy sand, sandy substratum, 0 to 2 percent slopes	8.2	70	25
ArA	Aubbeenaubbee sandy loam, 0 to 2 percent slopes	8	95	33
Hx	Houghton muck, drained	7.7	127	45
He	Histosols and Aquolls	7.5		
Wc	Washtenaw silt loam	6.3	130	46
Pe	Pewamo silty clay loam	5.3	130	46
BIA	Blount silt loam, 0 to 2 percent slopes	4.3	106	37
Gf	Gilford sandy loam, gravelly substratum	3.6	110	39
Se	Sebewa loam	3.6	120	42
MvC	Morley loam, 6 to 12 percent slopes	2.8	85	30
Bp	Brady sandy loam	2.5	99	35
BrA	Bronson sandy loam, 0 to 2 percent slopes	2	90	32
MsB	Miami-Owosso-Metae complex, 2 to 8 percent slopes	0.1	100	35
Weighted Average		96.6		34

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.				
Sa	Saranac clay loam, gravelly substratum, occasionally flooded	19.7	115	40
MbC	Metae loamy sand, 6 to 12 percent slopes	13.5	75	26
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	12.3	105	37
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	8	95	33
KxC3	Kosciusko sandy clay loam, 8 to 15 percent slopes, severely eroded	5	50	18
OrC	Ormas loamy sand, 6 to 12 percent slopes	4.6	60	21
CIB	Coloma loamy sand, 0 to 6 percent slopes	3.8	60	21
WID2	Wawasee fine sandy loam, 12 to 18 percent slopes, eroded	3.6	75	26
CIC	Coloma loamy sand, 6 to 12 percent slopes	2.8		
OrB	Ormas loamy sand, 2 to 6 percent slopes	2	70	25
RID	Riddles fine sandy loam, 12 to 18 percent slopes	1.8	80	28
Go	Gravelton loamy sand, occasionally flooded	0.6	110	39
OmB	Ormas loamy sand, 2 to 6 percent slopes	0.4	70	25
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	0.4	85	30
OmC	Ormas loamy sand, 6 to 15 percent slopes	0.3	60	21
ChC	Chelsea fine sand, 4 to 15 percent slopes	0.3	18	9
Re	Rensselaer loam	0.3	146	51
So	Sloan silty clay loam, frequently flooded	0.2	140	49
Wa	Walkkill silt loam	0.2	140	49
FsD2	Fox loam, 12 to 20 percent slopes, eroded	0.1	60	21
Wc	Walkkill silt loam	0.1	140	49
Weighted Average		86.2		30.1

TRACTS 1-4

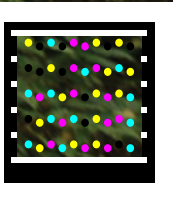


TRACTS 5-6



Take a picture with a QR reader on your smart phone and jump to our website!

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TERMS & CONDITIONS

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



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 7, 2011. At 6:30 PM, 220.55 acres, more or less, will be sold at the Silver Lake Lions Club, Silver Lake, 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 Mark Metzger at 260-578-5821 or Chad Metzger at 260-982-9050, 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 Personal Representative's 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 7, 2011. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes for 2010 were \$1,997.82. The Seller 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.

DITCH ASSESSMENT: The ditch assessment for 2011 was \$229.28. Buyer(s) to pay the 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. 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.