

PROPERTY INFORMATION

PROPERTY LOCATIONS:

TRACTS 1-6: On the southwest corner of the intersection of HWY 15 & HWY 124.

TRACT 7: 1/2 mile north of the intersection of Meridian Rd & CR 850 S.

TRACT 8: 1/4 mile north of the intersection of HWY 124 & CR 100 W.

TRACTS 9 & 10: On the northeast side of the intersection of CR 100 E & CR 700 S.

TRACT 11: On the northeast corner of the intersection of CR 200 E & CR 800 S.

TRACT 12: On the southwest corner of the intersection of CR 100 W & CR 700 S.



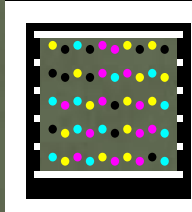
ZONING:
Agricultural

TOPOGRAPHY:
Level - Gently Rolling

SCHOOL DISTRICT:
Metropolitan School District
of Wabash County
• Southwood Elementary
• Southwood Jr/Sr High School

ANNUAL TAXES:
\$13,059.80

DITCH ASSESSMENTS:
\$554.04



Take a picture with a
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website!



Online Bidding is
Available at
www.halderman.com

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

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 12, 2011. At 6:30 PM, 1002.55 acres, more or less, will be sold at the Wabash County REMC Touchstone Energy Center, in Wabash, 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 Seller, 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 A. J. Jordan at 317-697-3086 or Larry Jordan at 765-473-5849 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 Seller recognizes that a survey will be required and reserve the right to determine the type of survey provided. The cost of said survey will be shared 50/50 by the Seller and the Buyer(s). The Seller will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). When the 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 Seller reserves 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 Seller will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller 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 1, 2011. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession at closing, subject to tenant's rights to harvest the 2011 crop.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$13,059.80. 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 \$554.04. Buyer(s) to pay ditch assessment beginning 2012 and thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, Seller disclaims 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 Seller.

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 Seller 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, Seller 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 Seller 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 Seller 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.

HALDERMAN REAL ESTATE SERVICES

PO Box 297 • Wabash, IN 46992

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AUCTION

**October 12
6:30 PM**

Liberty, Noble, Waltz Townships • Wabash County

EXCEPTIONAL FARMLAND

1002^{+/-} ACRES

934^{+/-} Tillable • 55^{+/-} Woods

12 TRACTS

Larry Jordan
765-473-5849
larryj@halderman.com

A.J. Jordan
317-697-3086
ajj@halderman.com

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AUCTION

Wednesday, October 12 • 6:30 PM

**Wabash County REMC, Touchstone Energy Center
350 Wedcor Ave • Wabash, IN 46992**

EXCEPTIONAL FARMLAND

**Liberty, Noble, Waltz Townships
Wabash County**

934^{+/-} Tillable • 55^{+/-} Woods

1002^{+/-} ACRES

12 TRACTS



Larry Jordan
Peru, IN
765-473-5849
larryj@halderman.com



A.J. Jordan
Peru, IN
317-697-3086
ajj@halderman.com

Owner: 0209INUS Wabash, LLC

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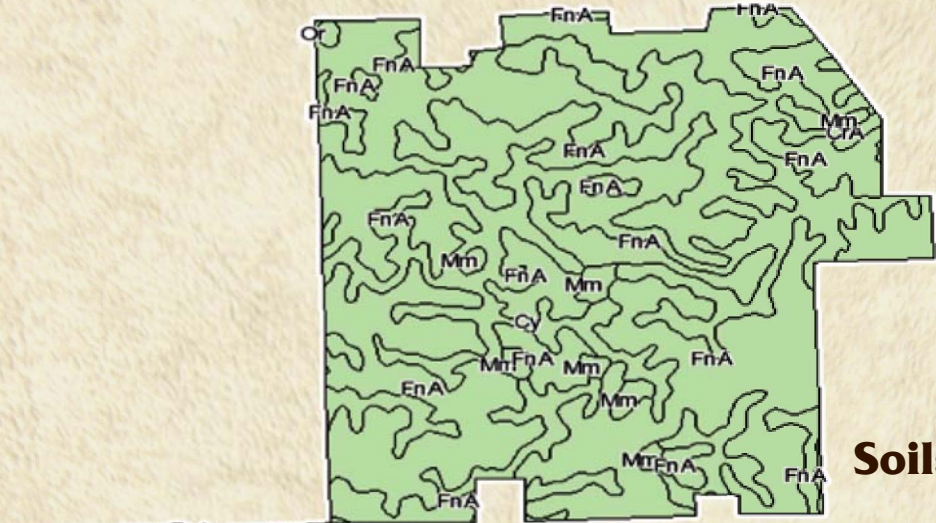


TRACT INFORMATION:

- TRACT 1: 97.3^{+/-} Acres, 94^{+/-} Tillable
- TRACT 2: 89^{+/-} Acres, Mostly Tillable
- TRACT 3: 98^{+/-} Acres, Mostly Tillable
- TRACT 4: 100^{+/-} Acres, 90^{+/-} Tillable, 7^{+/-} Woods
- TRACT 5: 90^{+/-} Acres, Mostly Tillable
- TRACT 6: 62^{+/-} Acres, 55^{+/-} Tillable, 7^{+/-} Woods
- TRACT 7: 38.81^{+/-} Acres, 35^{+/-} Tillable, 3.81^{+/-} Woods
- TRACT 8: 33.8^{+/-} Acres, Mostly Tillable
- TRACT 9: 108.87^{+/-} Acres, 80.5^{+/-} Tillable, 28^{+/-} Woods
- TRACT 10: 45^{+/-} Acres, Mostly Tillable
- TRACT 11: 80.57^{+/-} Acres, 69.3^{+/-} Tillable, 10^{+/-} Woods
- TRACT 12: 159.2^{+/-} Acres, Mostly Tillable

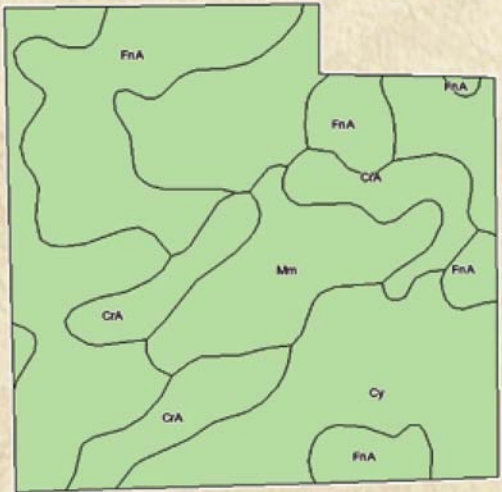
FSA DATA:

- Corn Base: 595.6 Acres
- DP & CC Yield: 109 bu/ac
- Soybean Base: 300.2 Acres
- DP & CC Yield: 37 bu/ac
- Wheat Base: 13.2 Acres
- DP & CC Yield: 46 bu/ac



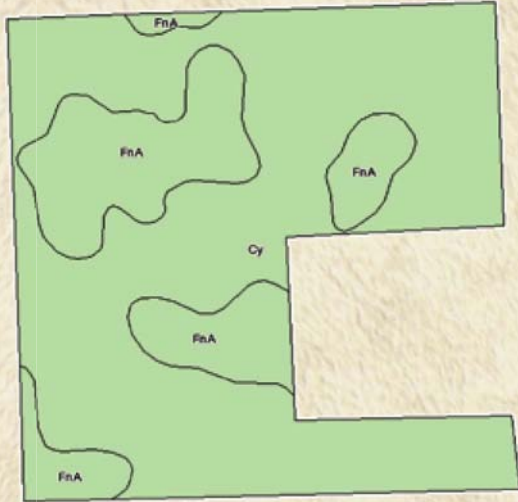
Soils Tracts 1-6 and 12

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	Winter wheat
FnA	Fincastle silt loam, 0 to 2 percent slopes	386.9	130	46	52
Cy	Cyclone silt loam	268.5	155	54	62
Mm	Milford silty clay loam	16.9	135	47	61
CrA	Crosby silt loam, 0 to 3 percent slopes	10	105	37	47
Or	Orthents, loamy	1			
Weighted Average		139.4	49	56	



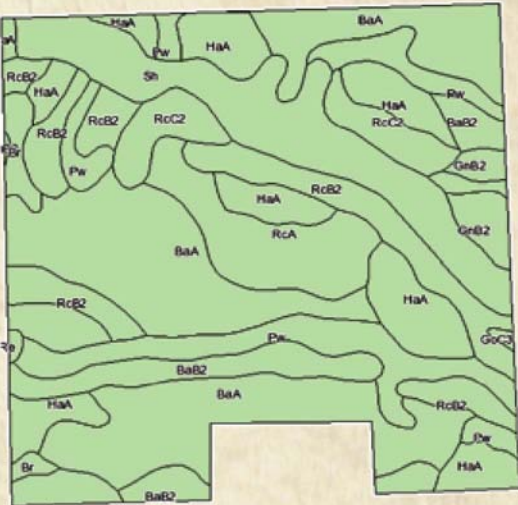
Soils Tract 7

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
Cy	Cyclone silt loam	19.5	155	54
FnA	Fincastle silt loam, 0 to 2 percent slopes	9.5	130	46
CrA	Crosby silt loam, 0 to 3 percent slopes	5.9	105	37
Mm	Milford silty clay loam	4.6	135	47
Weighted Average		139	48.6	



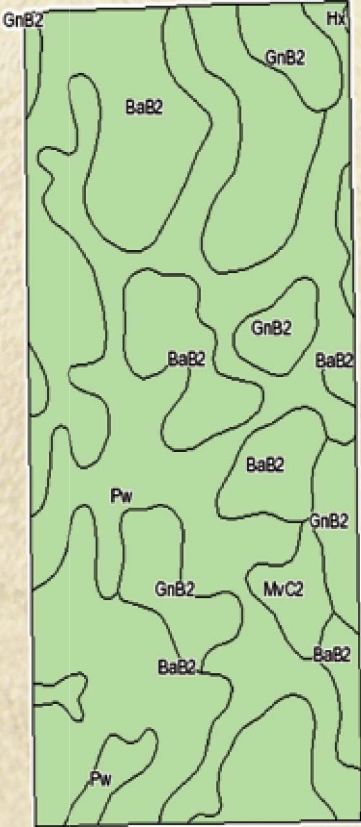
Soils Tract 8

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
Cy	Cyclone silt loam	23.8	155	54
FnA	Fincastle silt loam, 0 to 2 percent slopes	8.6	130	46
Weighted Average		148.4	51.9	



Soils Tracts 9 & 10

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
BaA	Blount silt loam, 0 to 2 percent slopes	43.7	105	37
HaA	Haskins loam, 0 to 3 percent slopes	24.6	125	44
Sh	Shoals silt loam, occasionally flooded	19.1	130	46
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	17.5	105	37
Pw	Pewamo silty clay loam	16.8	130	46
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	10.6	100	35
RcA	Rawson sandy loam, 0 to 2 percent slopes	10.1	110	39
RcC2	Rawson sandy loam, 6 to 12 percent slopes, eroded	7.1	95	33
GnB2	Glynwood silt loam, 4 to 7 percent slopes, eroded	3.1	90	32
Br	Brookston loam	2.4	142	50
Re	Rensselaer loam	0.3	146	51
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	0.2	70	25
RhB2	Riddles loam, 2 to 6 percent slopes, eroded	0.1	105	37
Weighted Average		113.8	40.1	



Soils Tract 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
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	40.9	100	35
Pw	Pewamo silty clay loam	28.4	130	46
GnB2	Glynwood silt loam, 4 to 7 percent slopes, eroded	9.4	90	32
MvC2	Morley silt loam, 7 to 12 percent slopes, eroded	1.9	80	28
Weighted Average		108.8	38.3	

