

AUCTION

Owner:
First Farmers Bank & Trust

Productive Farmland Potential Wooded Building Site

Monday, August 29th • 6:30 PM

Randolph Co. Fairgrounds,
Husted Hall Dining Room
1885 S US 27 • Winchester, IN 47394



132.5^{+/-} Total Acres 3 Tracts

118.9^{+/-} Tillable • 11^{+/-} Woods 2.6^{+/-} Non-Tillable



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PLACE BID

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FARMERS
BANK & TRUST

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FINANCING
IS AVAILABLE

HALDERMAN
REAL ESTATE
HLS# CCP-10664
SERVICES

800.424.2324 | www.halderman.com

PROPERTY INFO

PROPERTY LOCATION:

Tract 1 is southeast of Farmland, IN, approximately .5 mile east of HWY 1 on CR 100 N.

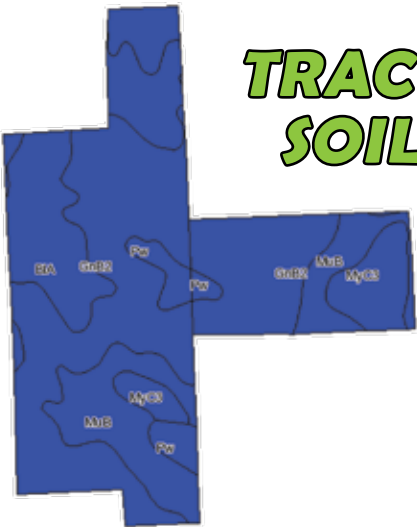
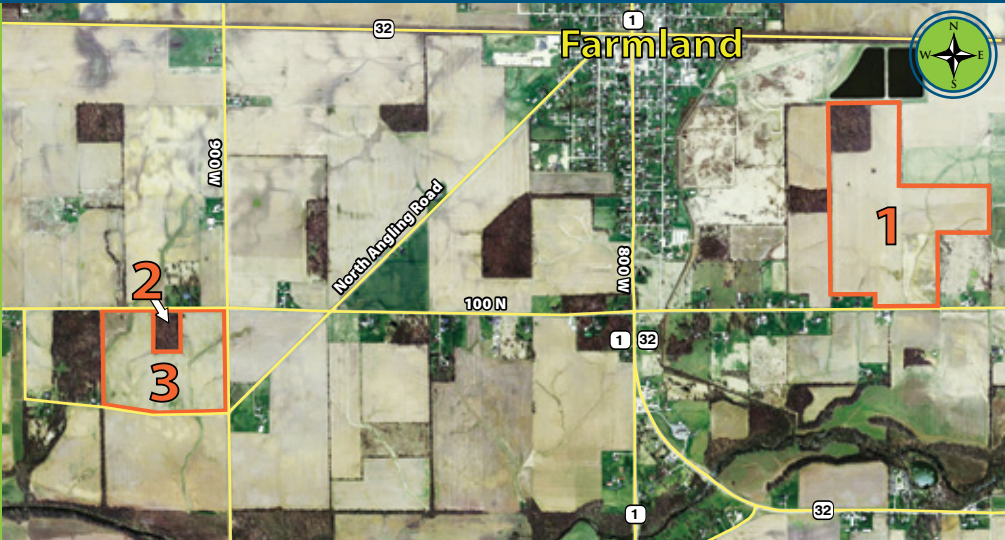
Tracts 2 & 3 are southwest of Farmland, IN, on CR 100 N and CR 900 W.

ZONING: Agricultural

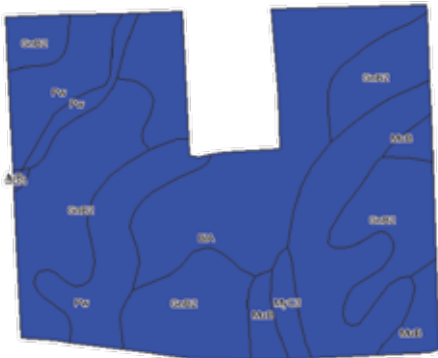
TOPOGRAPHY: Gently Rolling

SCHOOLS: Monroe Central School Corp.

ANNUAL TAXES: \$2,702.00



TRACT 1 SOILS



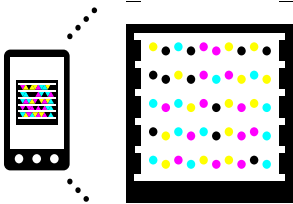
TRACT 3 SOILS

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
GnB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	33.4	90	32	41
BIA	Blount silt loam, 0 to 1 percent slopes	11.2	105	37	47
MuB	Morley silt loam, 3 to 6 percent slopes	11	95	33	43
MyC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	4.9	70	25	32
Pw	Pewamo silty clay loam	2.8	130	46	59
Weighted Average			93.9	33.2	42.6

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
GnB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	16.5	90	32	41
Pw	Pewamo silty clay loam	14.1	130	46	59
BIA	Blount silt loam, 0 to 1 percent slopes	11.8	105	37	47
MuB	Morley silt loam, 3 to 6 percent slopes	2.4	95	33	43
MyC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	0.8	70	25	32
Weighted Average		106.1	37.5	48	

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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 August 29, 2011. At 6:30 PM, 132.5 acres, more or less, will be sold at the Randolph County Fairgrounds, Husted Hall Dining Room, in Winchester, 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 Chris Peacock at 765-546-0592 or 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 warrant 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 Corporate 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 September 30, 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 \$2,702.00. 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.

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.