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HLS# GDB-10626

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garyb@halderman.com

Owner:
Wa-Lo Creek
Farms, LLC

BENTON COUNTY COUNTRY CLUB, 602 W 4TH STREET, FOWLER, INDIANA 47944

July 12, 2011 • 6:30 PM

INVESTMENT FARMLAND
EXCELLENT SOILS & LOCATION
WIND ENERGY INCOME

362^{+/-} ACRES TILLABLE, 5 TRACTS

372^{+/-} ACRES

CENTER, PARISH GROVE & RICHLAND TWPS.

BENTON COUNTY AUCTION

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EXCELLENT SOILS & LOCATION
WIND ENERGY INCOME

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BENTON COUNTY COUNTRY CLUB
602 W 4TH STREET, FOWLER, INDIANA 47944

Owner: Wa-Lo Creek Farms, LLC

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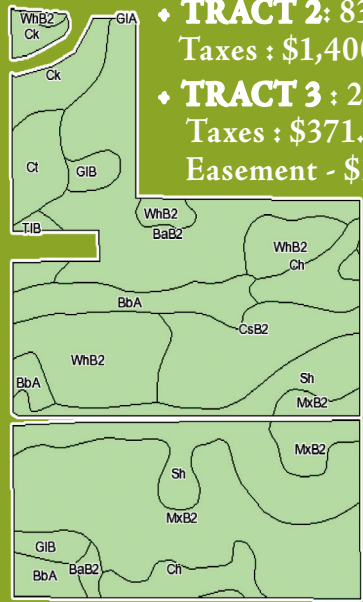
PROPERTY & SOILS INFORMATION

LOCATION: NORTHWEST OF FOWLER, IN
TOPOGRAPHY: LEVEL
SCHOOL DISTRICT: BENTON CENTRAL

TRACTS 1, 2, 3: RICHLAND TOWNSHIP

Located along CR 600 W, on both sides of CR 475 N.

- ♦ **TRACT 1** : 72 Total Acres, 70.6 Tillable
Taxes : \$1,243.34; Wind Turbine
- ♦ **TRACT 2**: 83.04 Total Acres, 81.7 Tillable
Taxes : \$1,400.52
- ♦ **TRACT 3** : 22 Total Acres, 20 Tillable
Taxes : \$371.34; Income from Wind Energy
Easement - \$1,100.00

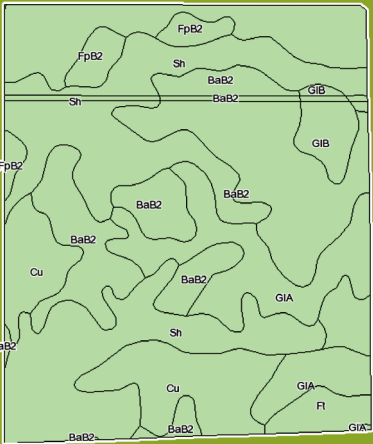
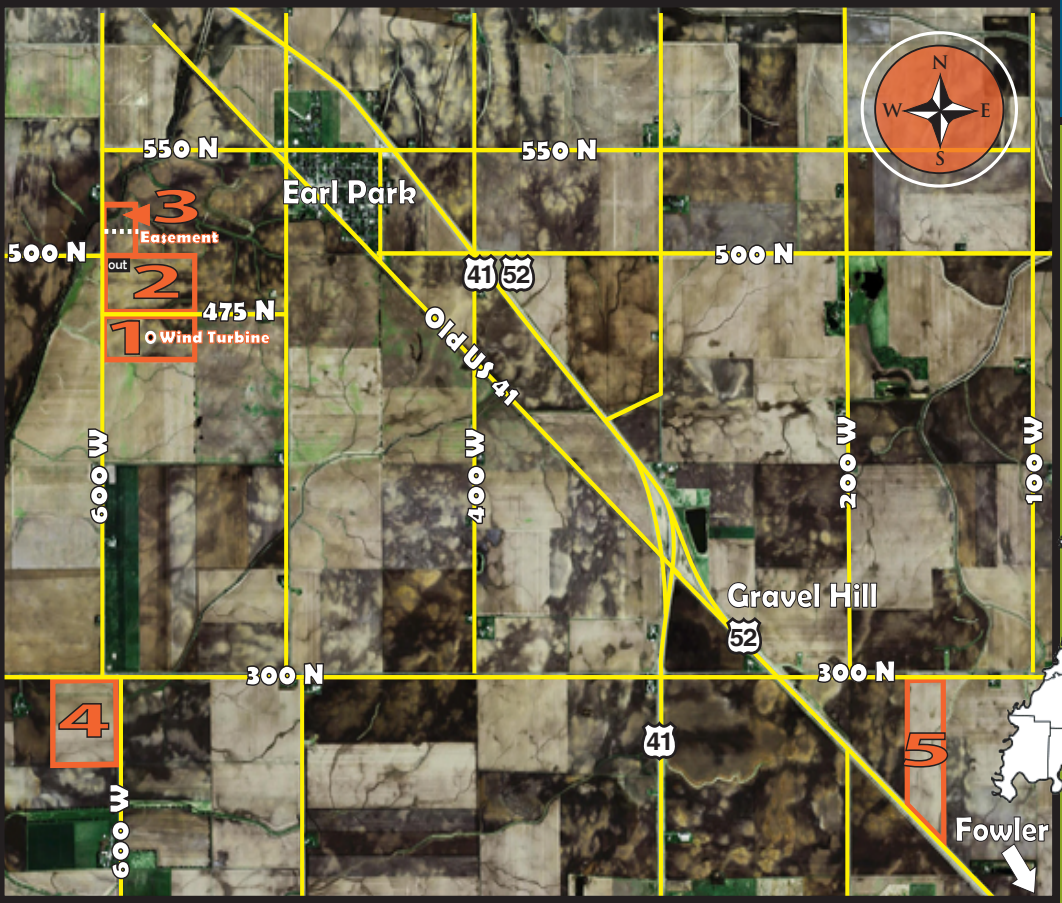


FSA DATA :

Corn Base: 91.2 Acres
DP Yield: 119 bu/ac
CC Yield: 134 bu/ac

Soybean Base: 86.6 Acres
DP Yield: 33 bu/ac
CC Yield: 39 bu/ac

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
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	43.6	110	39	50
BaB2	Barce loam, 2 to 6 percent slopes, eroded	29	120	42	48
Sh	Selma silty clay loam, till substratum	25.6	145	51	58
WhB2	Wea silt loam, 2 to 6 percent slopes, eroded	21.5	115	40	46
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	15.8	115	40	52
BbA	Barce silt loam, 0 to 2 percent slopes	13.3	125	44	50
Ch	Chalmers silty clay loam	11	145	51	58
Ck	Comfrey silty clay loam, sandy substratum, occasionally flooded	7.4	140	49	56
Ct	Crane silt loam	5.7	120	42	48
GIB	Gilboa silt loam, 2 to 4 percent slopes	4.3	135	47	54
TIB	Tippecanoe silt loam, 2 to 4 percent slopes	2	120	42	48
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	0.3	125	44	56
Weighted Average		123	43.2	51.2	



TRACT 4: PARISH GROVE TOWNSHIP

Located on the southwest corner of CR 600 W and 300 N.

- ♦ 99.5 Total Acres, 95.5 Tillable
Taxes : \$1,725.00
Ditch Assessment: \$121.12

FSA DATA :

Corn Base: 48.5 Acres
DP Yield: 119 bu/ac . CC Yield: 134 bu/ac
Soybean Base: 47 Acres
DP Yield: 33 bu/ac . CC Yield: 39 bu/ac



Online Bidding
www.halderman.com

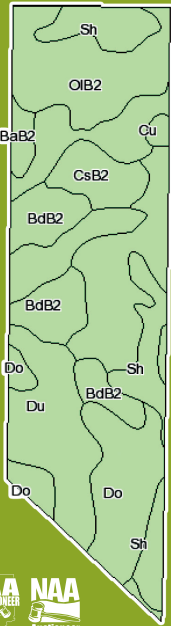
TRACT 5: CENTER TOWNSHIP

Located between CR 100 W & CR 200 W &
bordered by 300 N & US 52.

- ♦ 96.3 Total Acres, 94.8 Tillable
Taxes : \$1,732.36

FSA DATA :

Corn Base: 48.5 Acres
DP Yield: 119 bu/ac CC Yield: 134 bu/ac
Soybean Base: 46.3 Acres
DP Yield: 33 bu/ac CC Yield: 39 bu/ac



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
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	26	125	44	56
Du	Drummer silty clay loam	25	155	54	62
Do	Darroch silt loam	13.5	130	46	52
Sh	Selma silty clay loam, till substratum	11.4	145	51	58
BdB2	Billet sandy loam, 2 to 6 percent slopes, eroded	11.1	90	32	36
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	5	115	40	52
BaB2	Barce loam, 2 to 6 percent slopes, eroded	1.7	120	42	48
Cu	Crane loam, till substratum	0.7	125	44	50
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	0.4	105	37	42
Weighted Average		131.3	46.1	54.5	



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

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Aust. Lic. #AC69200019) will offer this property at public auction on July 12, 2011. At 6:30 PM, 372.39 acres will be sold at the Benton County Country Club in Fowler, 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 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 Gary Bohlander at 765-794-0221 or 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 warrants 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 General Warranty 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.

WIND TURBINES: Property carries Wind Energy Easement Agreements with Orion Energy LLC, a California limited liability company and BP Wind Energy North America Inc., a Virginia corporation. Annual minimum payment has an adjusted compounding annual interest rate. Buyer(s) to receive income beginning 2012. For a complete copy of the wind turbine land lease, please contact Gary Bohlander at 765-794-0221 or Dean Retherford at 765-296-8475 or Halderman Real Estate Services, Inc. at 260-563-8888.

CLOSING: The closing(s) shall be on or about August 16th, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing subject to tenant's rights for completion of 2011 harvest.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$6,472.56. 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. The ditch assessment for 2011 was \$121.12. Buyer(s) will pay the ditch assessment starting in 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.