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June 23, 2011 • 6:30 PM
Bippus Lions Community Building, Bippus

BILL EARLE
260.982.8351
bille@halderman.com
MARK METZGER
260.982.8064
markm@halderman.com

JON ROSEN
260.740.1846
jonr@halderman.com
CHAD METZGER
260.982.9050
chadm@halderman.com

PRODUCTIVE FARMLAND

Owner: Wilbur C. Urschel Estate

*Ideal Potential
Building Site
with Road Frontage*

119+/- Total Acres • 5 Tracts
88.5+/- Tillable • 13+/- Wooded • 12.5+/- Pasture
5+/- Acres with Home

OPEN HOUSE DATES:
June 11th 1:00-4:30 PM & June 13th 5:00-8:00 PM
5757 N 1000 W-35, Urbana, IN 46990

AUCTION

For More Information:

JON ROSEN
N. Manchester, IN
260.740.1846
jonr@halderman.com

BILL EARLE
N. Manchester, IN
260.982.8351
bille@halderman.com

CHAD METZGER
N. Manchester, IN
260.982.9050
chadm@halderman.com

MARK METZGER
N. Manchester, IN
260.982.8064
markm@halderman.com

June 23, 2011 • 6:30 PM

*Bippus Lions Community Building
9033 W 800 N • Bippus, IN 46713*

HALDERMAN
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PRODUCTIVE FARMLAND • BUILDING SITE
119+/- Total Acres • 5 Tracts
88.5+/- Tillable • 13+/- Wooded • 12.5+/- Pasture
5+/- Acres with Home

AUCTION

TRACT 1

LOCATION: In Wabash County, on the north side of SR 16, approximately .5 mi west of CR 800 E.
ZONING: Agricultural
TOPOGRAPHY: Level to Gently Rolling
SCHOOL DISTRICT: Manchester Community Schools

TRACTS 2-5

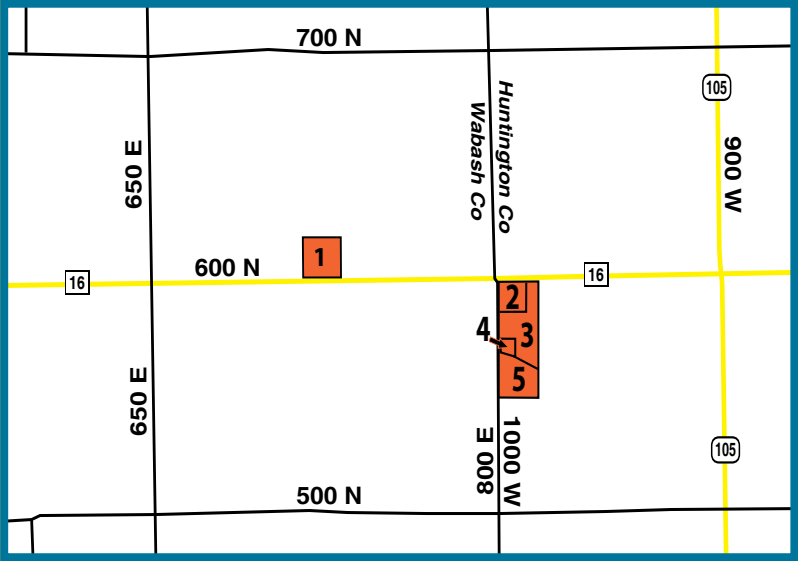
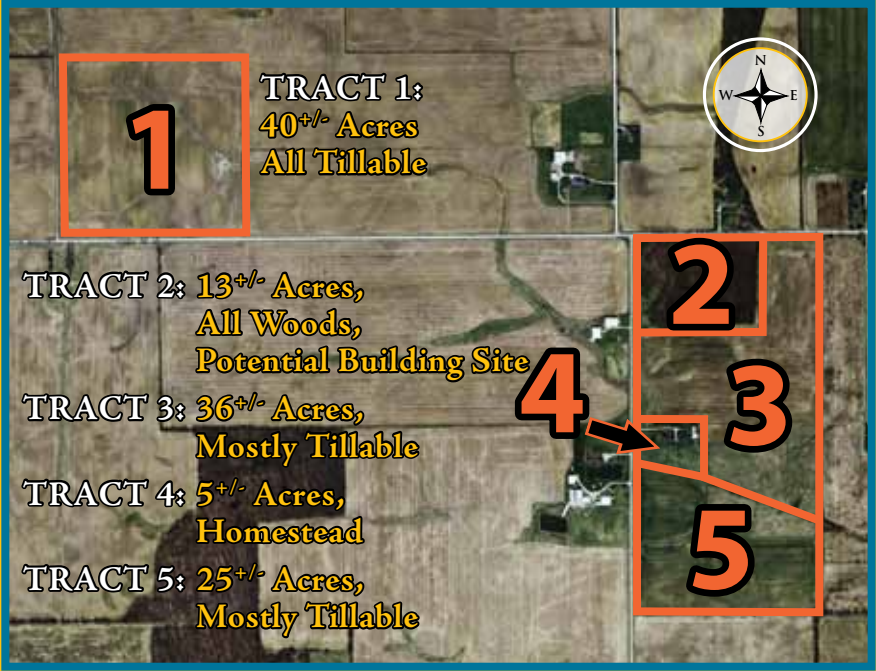
LOCATION: In Huntington County, on the southeast corner of SR 16 and CR 1000 W.
ZONING: Agricultural
TOPOGRAPHY: Level to Gently Rolling
SCHOOL DISTRICT: Huntington County Community Schools



Online Bidding is Available at www.halderman.com

PROPERTY MAPS

SOILS INFORMATION



TRACT 1 (Wabash Parcel)

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.					
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	13.4	100	35	45
Pt	Pella silty clay loam	7.2	150	53	60
Pw	Pewamo silty clay loam	5.8	130	46	59
HaA	Haskins loam, 0 to 3 percent slopes	5	125	44	50
GnB2	Glynwood silt loam, 4 to 7 percent slopes, eroded	3.8	90	32	41
RcA	Rawson sandy loam, 0 to 2 percent slopes	2.8	110	39	44
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	1.7	70	25	32
Wc	Wallkill silt loam	0.9	140	49	56
Weighted Average			115.6	40.8	49.5



HOME DESCRIPTION:

Located on Tract 4 with 5+/- acres, this home is 1,512 sq. ft. with 3 bedrooms, 1 bath, fireplace, enclosed porch, basement, 2-car attached garage, and a small outbuilding.



5757 N 1000 W-35
Urbana, IN 46990

OPEN HOUSE DATES:

June 11th 1:00-4:30 PM & June 13th 5:00-8:00 PM

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on June 23, 2011. At 6:30 PM, 119 acres will be sold at the Bippus Lions Community Building, Bippus, 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 Jon Rosen at 260-740-1846, Bill Earle at 260-982-8351, Chad Metzger at 260-982-9050 or Mark Metzger at 260-982-8064 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 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.



FSA INFORMATION

Corn Base: 27.5 Acres Soybean Base: 62.3 Acres
Base Yield: 76 bu/acre Base Yield: 27 bu/acre
CC Yield: 96 bu/acre CC Yield: 32 bu/acre

TRACTS 2-5 (Huntington Parcels)

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
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	25.4	100	35	45
MxC2	Morley silt loam, 6 to 12 percent slopes, eroded	10	80	28	36
GIB2	Glynwood silt loam, 3 to 7 percent slopes, eroded	9.2	90	33	41
Pg	Pewamo silty clay loam	5.9	130	46	59
Ge	Genesee silt loam, occasionally flooded	0.5	120	42	48
Weighted Average			97.9	34.6	44.1



CLOSING: The closing shall be on or about July 26, 2011. The Sellers have the choice to extend this date if necessary.

FARM INCOME: The Seller to retain the first half of the cash rent income for 2011, Buyer to receive the second half.

POSSESSION: Possession of the woods and home will be at closing. Possession of all other land will be at completion of 2011 harvest.

REAL ESTATE TAXES: Real estate taxes for 2010 for the Wabash County acreage were \$690.24. Real Estate taxes for 2010 for the Huntington County acreage were \$1,792.34. The Sellers will pay the 2011 taxes due and payable in the first half of 2012 and all previous taxes. Buyer(s) to pay the 2011 taxes due and payable in the last half of 2012 and all taxes thereafter.

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.

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

