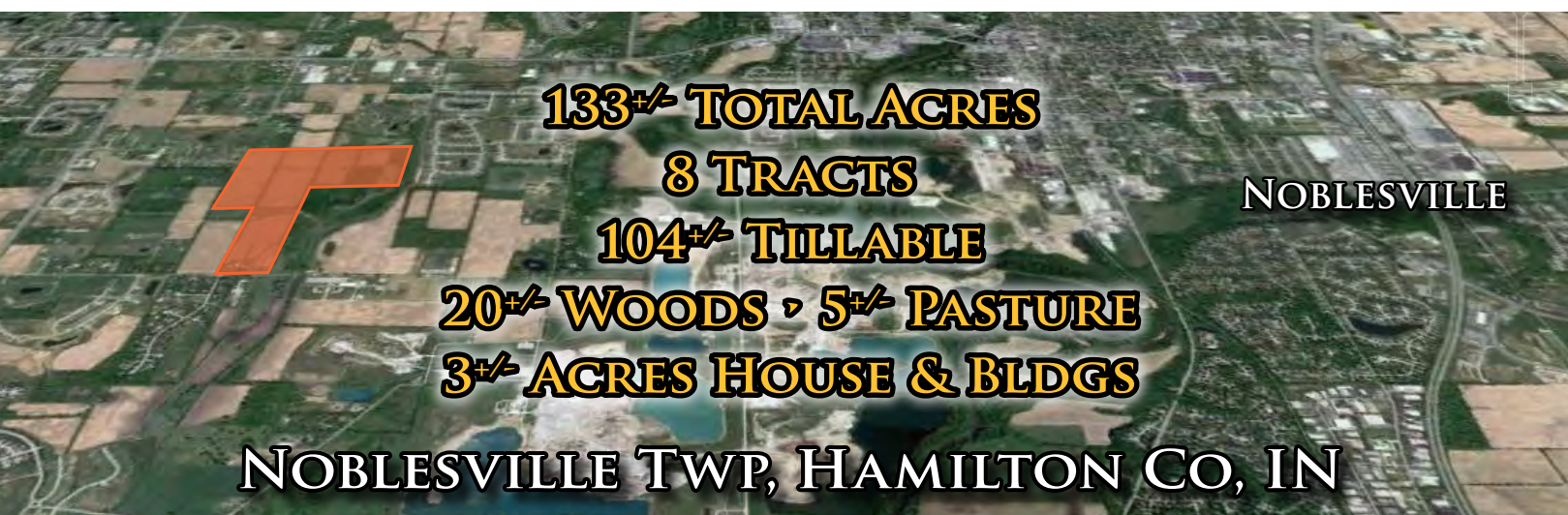


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## POTENTIAL HOMESITES & DEVELOPMENT LAND

AUCTION  
MAR. 24, 2011  
6:30 PM



JOHN MINER  
GREENTOWN, IN  
765.628.7278  
JOHNM@HALDERMAN.COM

TY RINEHART  
WESTFIELD, IN  
317.710.1021  
TYR@HALDERMAN.COM

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## POTENTIAL HOMESITES & DEVELOPMENT LAND

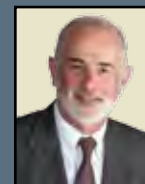


133+/- TOTAL ACRES  
8 TRACTS  
104+/- TILLABLE  
20+/- WOODS • 5+/- PASTURE  
3+/- ACRES HOUSE & BLDGS



## AUCTION

MARCH 24, 2011 • 6:30 PM  
ANNEX BUILDING,  
HAMILTON COUNTY 4-H FAIRGROUNDS  
2003 PLEASANT ST  
NOBLESVILLE, IN 46060



JOHN MINER  
GREENTOWN, IN  
765.628.7278  
JOHNM@HALDERMAN.COM

OWNER: RUTH E. GARARD ESTATE



Online Bidding is Available  
at [www.halderman.com](http://www.halderman.com)



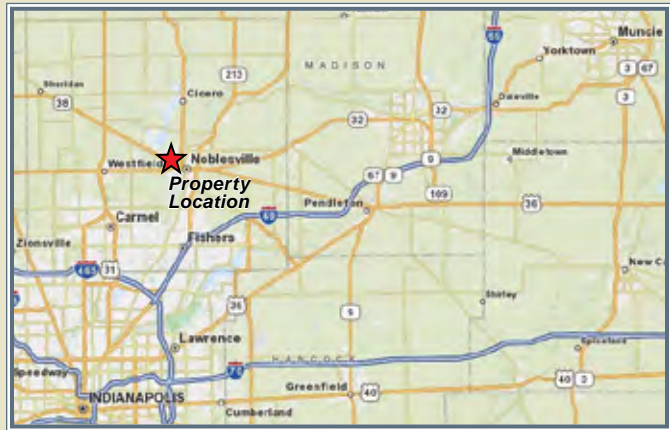
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PROPERTY MAPS & INFORMATION



PROPERTY LOCATION: 6470 E 161ST ST  
APPROXIMATELY 2 MILES WEST OF  
NOBLESVILLE AND 1.5 MILES SOUTH OF HWY  
32, ON THE EAST SIDE OF MILL CREEK ROAD.

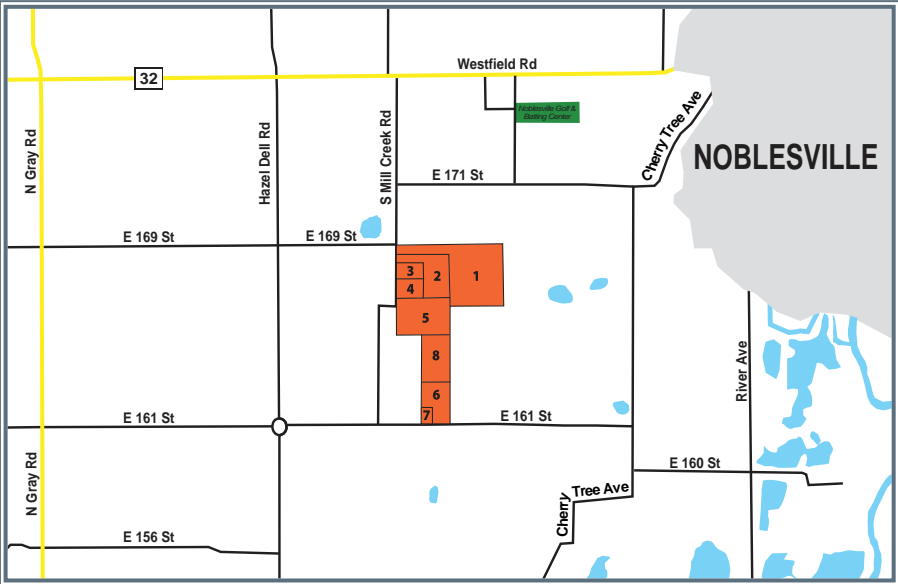
ZONING: R-1

TOPOGRAPHY: LEVEL - GENTLY ROLLING

SCHOOLS: NOBLESVILLE SCHOOL DISTRICT

ANNUAL TAXES: \$4,300.00

DITCH ASSESSMENT: \$263.00



CURRENT BUILDINGS ON PROPERTY

- TRACT 1: 45<sup>±</sup> ACRES, 26<sup>±</sup> TILLABLE, 19<sup>±</sup> WOODED
- TRACT 2: 20.5<sup>±</sup> ACRES, MOSTLY TILLABLE
- TRACT 3: 5<sup>±</sup> ACRES, POTENTIAL BLDG SITE
- TRACT 4: 6<sup>±</sup> ACRES, POTENTIAL BLDG SITE
- TRACT 5: 25.5<sup>±</sup> ACRES, MOSTLY TILLABLE
- TRACT 6: 12.5<sup>±</sup> ACRES, POTENTIAL BLDG SITE, WITH EXISTING IMPROVEMENTS
- TRACT 7: 2<sup>±</sup> ACRES, POTENTIAL BLDG SITE, WITH OUTBUILDINGS & GRAIN BINS
- TRACT 8: 16.5<sup>±</sup> ACRES, MOSTLY TILLABLE, THIS IS A SWING TRACT AND MUST BE COMBINED WITH TRACT 5 OR 6 OR PURCHASED BY AN ADJOINING LAND OWNER.

FSA DATA:  
SOYBEAN BASE: 11.3 ACRES  
BASE & CC YIELDS: 27 BU/ACRE

Code	Soil Description <small>Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans	Winter wheat
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	33.7	105	37	47
MmA	Miami silt loam, 0 to 2 percent slopes	22.2	110	39	50
We	Westland silty clay loam	21.4	140	49	56
Br	Brookston silty clay loam	10.1	145	51	58
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	7.9	95	33	43
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	3.6	105	37	42
Pn	Patton silty clay loam	2.4	155	54	62
CrA	Crosby silt loam, 0 to 3 percent slopes	1.3	105	37	47
Pa	Palms muck	1	130	46	52
St	Sleeth loam	0.9	120	42	48
Weighted Average			117.6	41.4	50.4

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on March 24, 2011. At 6:30 PM, 133 acres, more or less, will be offered for sale at the Annex Building at the Hamilton County 4-H Fairgrounds, in Noblesville, IN. This property will be offered as one total 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 John Miner at 765-628-7278 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.

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

POSSESSION: Possession will be at closing.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

REAL ESTATE TAXES: Real estate taxes for 2009 were \$4300.00. The Seller(s) will pay the 2010 taxes due in 2011 and all previous taxes. Buyer(s) to pay the 2011 taxes due and payable in 2012 and all taxes thereafter. The ditch assessment for 2010 was \$263.00. Buyer(s) to pay ditch assessment beginning with May 2011 installment and all assessments thereafter.

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



DEVELOPMENT PROPERTY