AUCTION

LAND, HOME, BUILDINGS • PERSONAL PROPERTY

March 19, 2011 • 10:00 AM

ON-SITE: 6755 W 900 S • Kewanna, IN 46939

154+/- Total Acres

4 Tracts

Wayne Township, Fulton County, IN

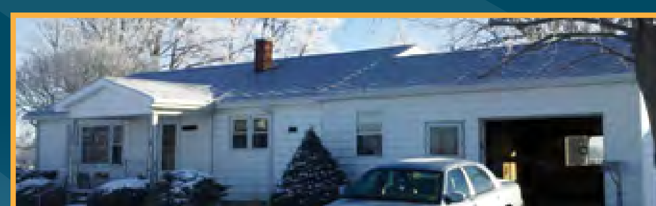
137+/- Tillable • 9+/- Pasture

1.5+/- Acre Rural Residence

OPEN HOUSES:

March 2, 2011 • 4 PM - 6 PM

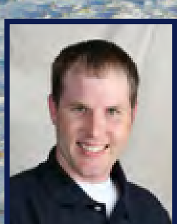
March 5, 2011 • 1 PM - 3 PM



1-story home with living room, kitchen, dining room, 2 bedrooms, 1 bathroom, laundry & mud room, 1-car garage, partial basement, forced air gas furnace/central air conditioning, newer roof and replacement windows.

31'x64' Machine Shed

30'x54' Barn with 10'x16' Lean-To



A.J. Jordan
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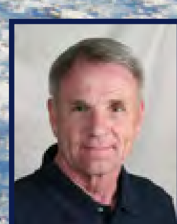

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PLACE BID

Online Bidding is Available at www.halderman.com

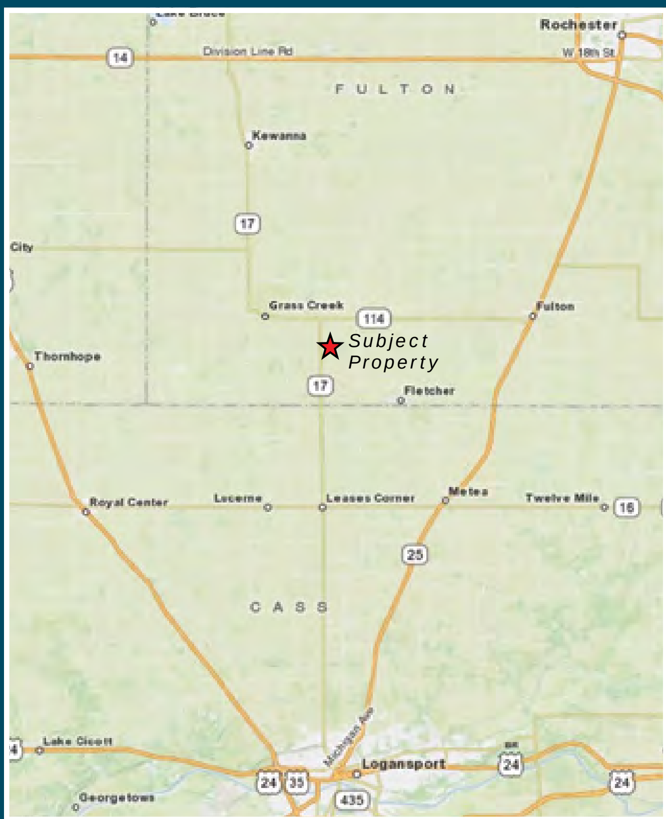
Owner:
Mary St. Clair Estate

HALDERMAN REAL ESTATE SERVICES

HLS# AJJ-10493

800.424.2324 | www.halderman.com

PROPERTY INFORMATION



LOCATION: Approximately 3.5 miles southeast of Grass Creek at 6755 W 900 S, Kewanna, IN.

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOLS: Caston School Corp.

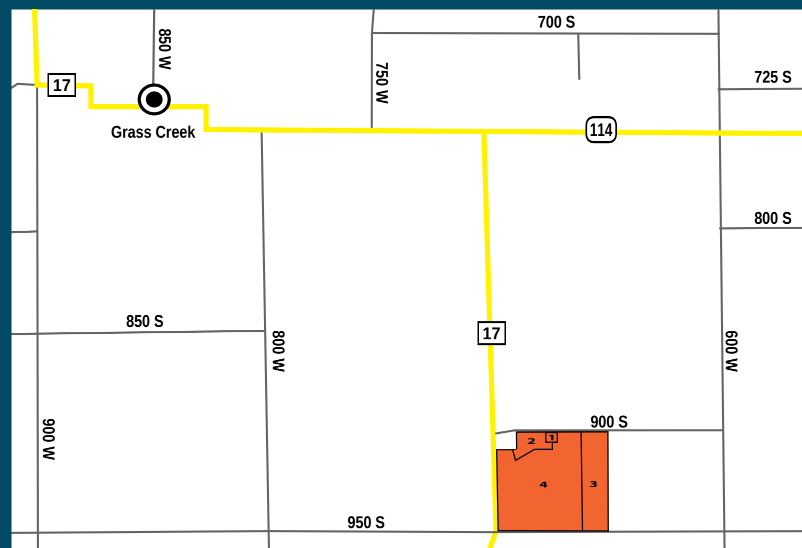
ANNUAL TAXES: $2,236.94

TRACT 1: 1.5+/- Acres Home & Outbuildings

TRACT 2: 9+/- Acres Pasture Land

TRACT 3: 40+/- Acres Mostly Tillable

TRACT 4: 104+/- Acres 97+/- Tillable



FSA DATA

Corn Base: 88.5 Ac
Base Yield: 105 bu/ac
CC Yield: 136 bu/ac

Wheat Base: 10 Ac
Base Yield: 46 bu/ac
CC Yield: 76 bu/ac

Soybean Base: 41.1 Ac
Base Yield: 40 bu/ac
CC Yield: 48 bu/ac

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes, eroded	56.1	100	35	45
Hm	Houghton muck, drained	31.3	127	45	51
CrA	Crosier loam, 0 to 2 percent slopes	27.9	120	42	54
Bb	Barry loam	9.9	140	49	63
Se	Sebewa sandy clay loam	7.5	120	42	60
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	3.6	90	32	41
Ad	Adrian muck, drained	0.5	114	40	46
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.3	105	37	47
	Weighted Average		**113.9**	**40**	**50.2**

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 March 19, 2011. At 10:00 AM, 154 acres, more or less, will be offered for sale at 9755 W 900 S, Kewanna, 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 A.J Jordan at 317-697-3086, Larry Jordan at 765-473-5849 or Chad Metzger at 260-982-9050 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 21, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of home and buildings will be at closing. Possession of land will be at the completion of the 2011 crop year. $200.00 per tillable acre will be credited to the Buyer(s) at closing since land is leased for 2011.

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 $2,236.94. The Seller(s) will pay the 2010 taxes due and payable in 2011, and all previous taxes. Buyer(s) to pay the 2011 taxes due and payable in 2012 and all taxes 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. Conduction 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.