

"Farm & Transitional
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800.424.2324
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AUCTION

February 28, 2011 • 6:30 PM | Elks Lodge #625 • 3104 N Walnut St • Hartford City, IN 47348
Inspection Dates | February 15, 4:00 - 6:00 PM & February 19, 1:00 - 3:00 PM

EXCELLENT FARM BUILDINGS
PRODUCTIVE CROPLAND • POTENTIAL DAIRY SITE
WOODS/RECREATIONAL LAND

Jackson Township, Blackford County, IN

273^{+/-} ACRES **9 TRACTS**

172^{+/-} TILLABLE • 45^{+/-} WOODED • 9^{+/-} ACRE BUILDING SITE
45^{+/-} ACRE PROPOSED DAIRY SITE

Owners: First Farmers Bank & Trust

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Online Bidding is Available

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HLS# AJJ-10512

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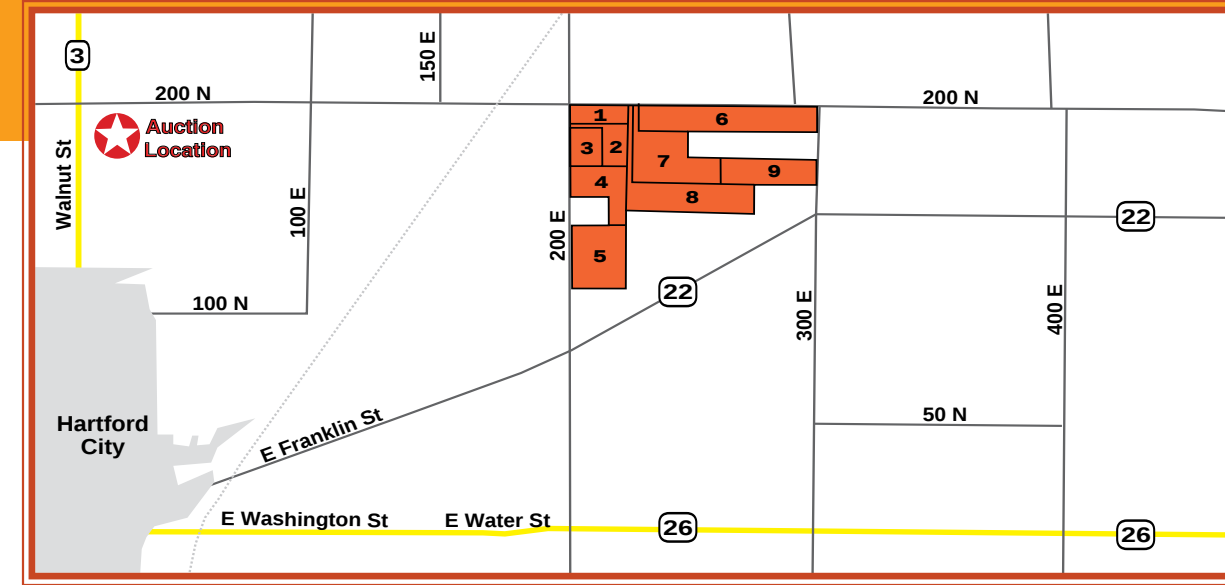
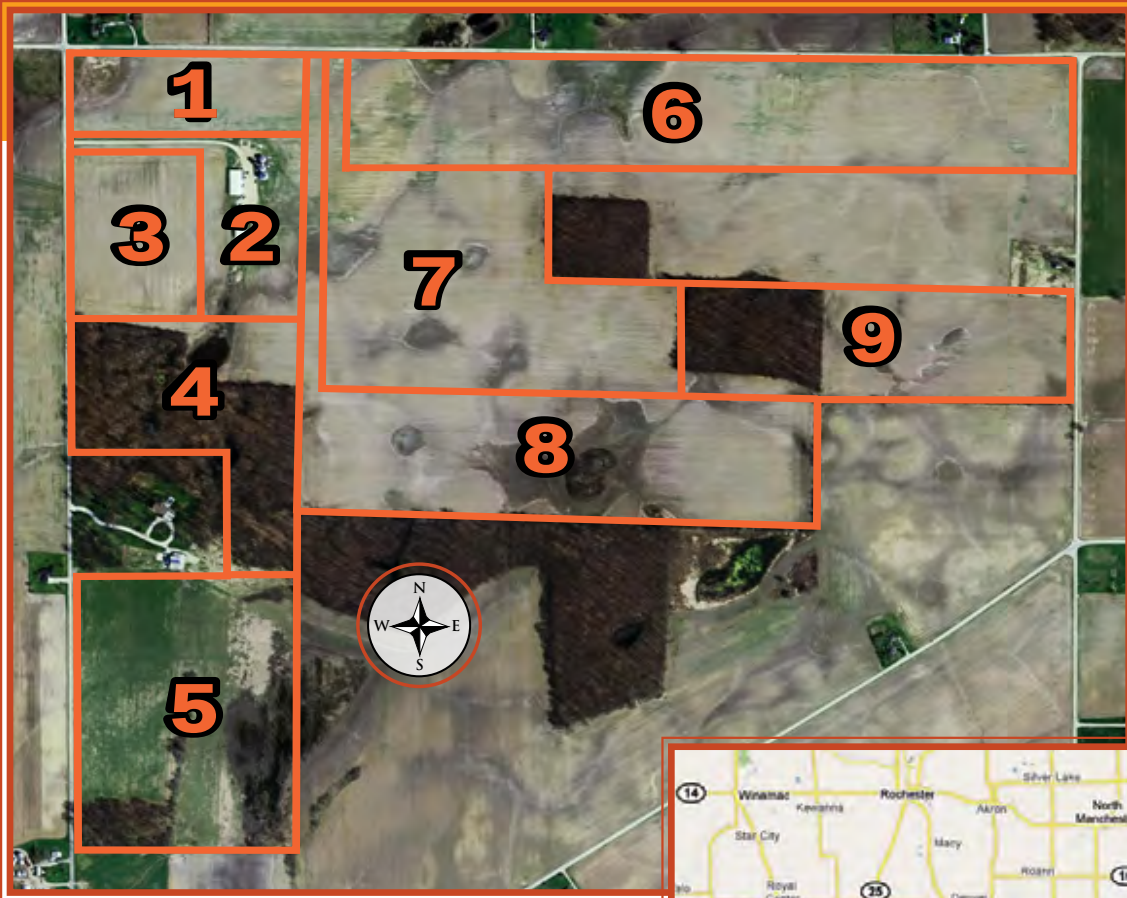
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PROPERTY INFORMATION

LOCATION: Approximately 3 mi NE of Hartford City, IN, on the S side of CR 200 N, between CR 200 E & CR 300 E.

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOL DISTRICT: Blackford County Schools

ANNUAL TAXES: \$6,622.04

DITCH ASSESSMENTS: \$2,397.02

TRACT INFORMATION

TRACT 1: 12⁺/- Total Acres • Mostly Tillable

TRACT 2: 9⁺/- Total Acres • With Buildings

- 60' x 120' Tool Shed: Post Construction, Steel Siding & Roofing, with 3 Overhead Doors. Also includes a 40' x 60' heated shop with Loft, Office, Bathroom, Floor Drain, 3 Phase Electric, and Hanging LP Heater.
- 50' x 160' Tool Shed: Post Construction, Steel Siding & Roofing, with Rolling Doors. 2/3 Concrete Flooring, 1/3 Gravel Flooring.
- (1) 30,000 Bushel Grain Bin
- (2) 15,000 Bushel Grain Bins
- (1) 2,200 Bushel Wet Holding Bin
- (1) 2,200 Bushel Overhead Load-Out Bin
- (1) Super B Grain Dryer

TRACT 3: 14⁺/- Total Acres • Mostly Tillable

TRACT 4: 25⁺/- Total Acres • Mostly Wooded

TRACT 5: 40⁺/- Total Acres • 32⁺/- Tillable

TRACT 6: 54⁺/- Total Acres • Mostly Tillable

TRACT 7: 45⁺/- Total Acres

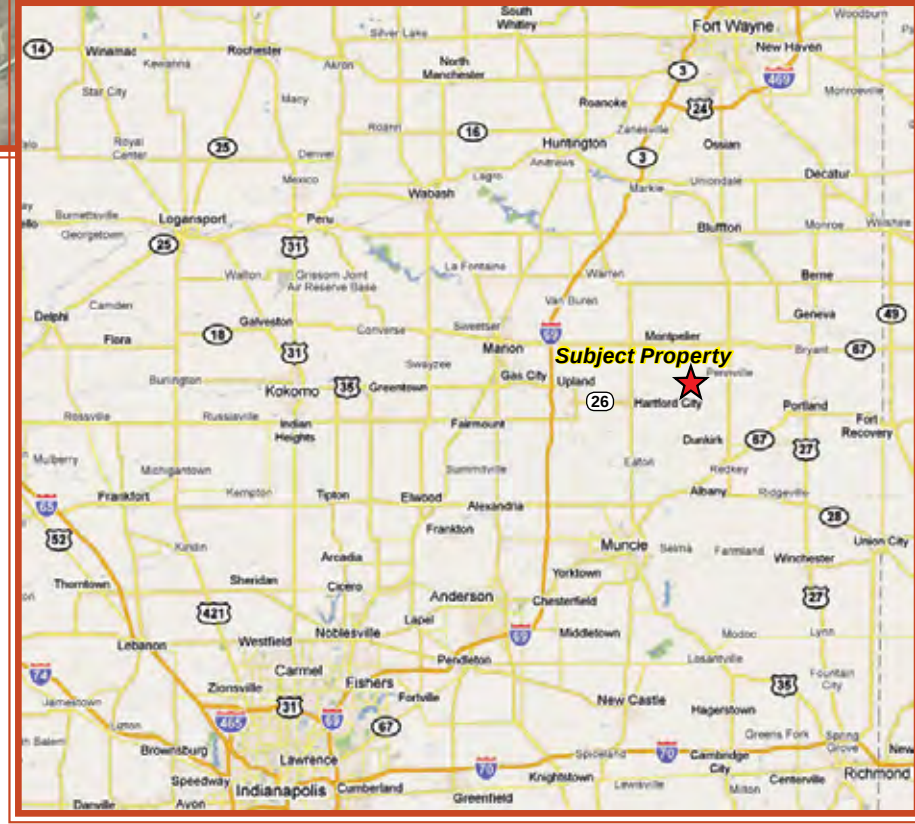
Partially Developed Dairy Site

- This site has been excavated, but no structures have been started. This is a good opportunity to continue construction of a confinement livestock facility or return this acreage to cropland.

TRACT 8: 46⁺/- Total Acres • Mostly Tillable

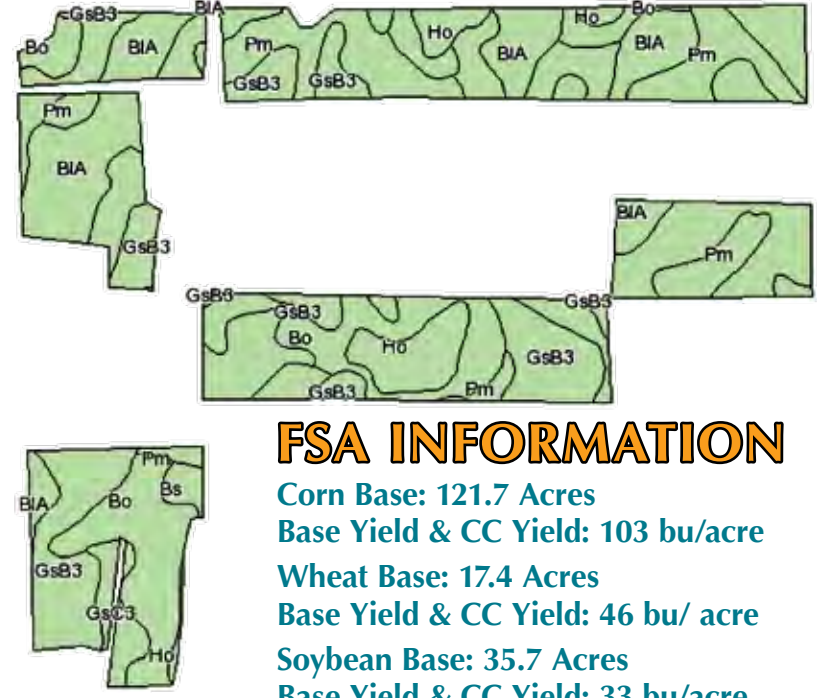
TRACT 9: 28⁺/- Total Acres

10 Wooded • 18 Tillable



Code	Soil Description	Acres	Corn	Soybeans
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.				
GsB3	Glynwood clay loam, thin solum, 2 to 6 percent slopes, severely eroded	61.4	65	23
Pm	Pewamo silty clay	34.1	125	44
BIA	Blount-Glynwood, thin solum complex, 0 to 3 percent slopes	32.7	95	33
Bo	Bono silty clay	29.8	120	42
Ho	Houghton muck, drained	9.5	127	45
GsC3	Glynwood clay loam, thin solum, 6 to 12 percent slopes, severely eroded	3.8		
Bs	Bono Variant mucky silty clay	1.5	135	47
Weighted Average			94.6	33.2

Grain System on Tract 2



FSA INFORMATION

Corn Base: 121.7 Acres
Base Yield & CC Yield: 103 bu/acre
Wheat Base: 17.4 Acres
Base Yield & CC Yield: 46 bu/ acre
Soybean Base: 35.7 Acres
Base Yield & CC Yield: 33 bu/acre

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 28, 2011. At 6:30 PM, 273 acres, more or less, will be offered at Elks Lodge #625, in Hartford City, 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 or Larry Jordan at 765-473-5849, or Chad Metzger at 260-982-9050, or Rick Johnloz at 260-824-3130 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.

CLOSING: The closing shall be on or about March 30, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land at closing. Possession of buildings 60 days after closing date. Possession of grain system and storage no later than August 31, 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 \$6,622.04. There was a 2009 ditch assessment of \$2,397.02 for reconstruction of the O.H. Hiatt ditch. This assessment will continue through 2013. 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. Buyer(s) responsible for all ditch assessments beginning with May 2011.

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.

