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OPEN HOUSES: 1/17/2011 | 3:30-6:00 PM • 1/22/2011 | 2:00-4:00 PM

141[±] TOTAL ACRES • 9 TRACTS
103[±] TILLABLE • 31[±] WOODED
1.5 STORY HOME • 5527 S 50 W SR 4
CLAY TWP | KOSCIUSKO CO, IN

FEB. 2, 2011 • 6:30 PM • CLAYPOOL LIONS CLUB

**CROPLAND
RURAL RESIDENCE
LAKE FRONTAGE**

AUCTION

CROPLAND & RURAL RESIDENCE WITH LAKE FRONTAGE

141[±] TOTAL ACRES • 9 TRACTS

AUCTION

FEB. 2, 2011 • 6:30 PM: CLAYPOOL LIONS CLUB | 201 E CALHOUN STREET • CLAYPOOL, IN 46510

103[±] TILLABLE • 31[±] PASTURE & WOODED
1.5 STORY HOME • 5527 S 50 W SR 4
CLAY TWP | KOSCIUSKO CO, IN

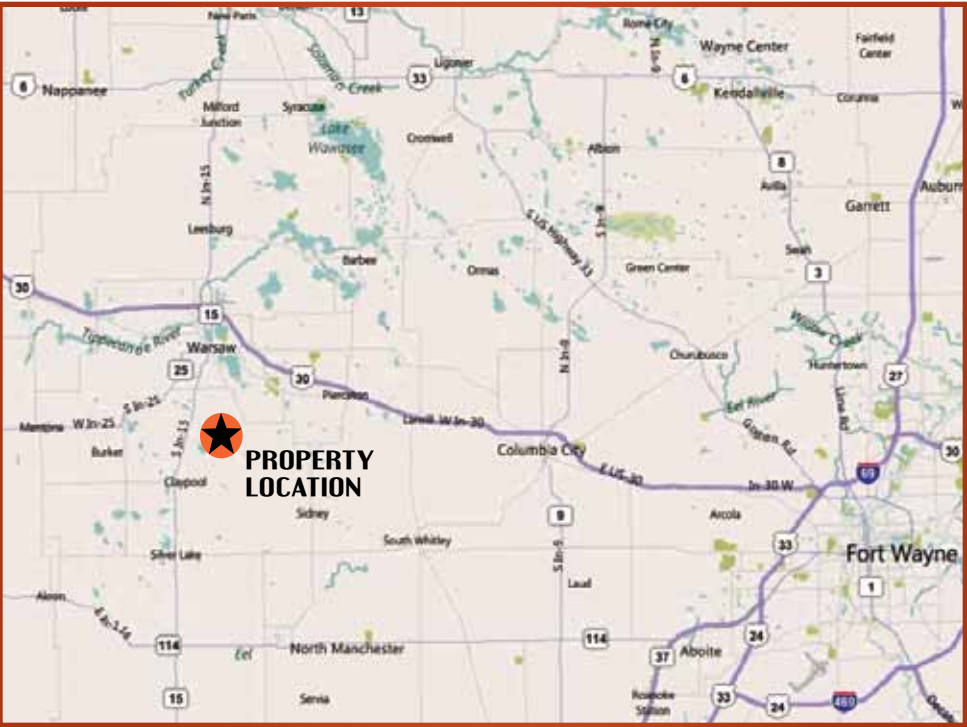
OWNER: WAYNE D. YANT LIVING TRUST

OPEN HOUSES: 1/17/2011 | 3:30-6:00 PM • 1/22/2011 | 2:00-4:00 PM

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LOCATION: 5527 S 50 W, CLAYPOOL, IN
9 mi SE of WARSAW and 4 mi NE of CLAYPOOL.

ZONING: AGRICULTURAL

TOPOGRAPHY: ROLLING

SCHOOL DISTRICT: WARSAW COMMUNITY SCHOOLS

TRACT 1: 4 TOTAL ACRES, 1.5 STORY HOME

TRACT 2: 37 TOTAL ACRES, MOSTLY TILLABLE

TRACT 3: 22 TOTAL ACRES, MOSTLY PASTURE & WOODS, 6.73 TILLABLE

TRACT 4: 24 TOTAL ACRES, MOSTLY TILLABLE

TRACT 5: 11 TOTAL ACRES, MOSTLY PASTURE

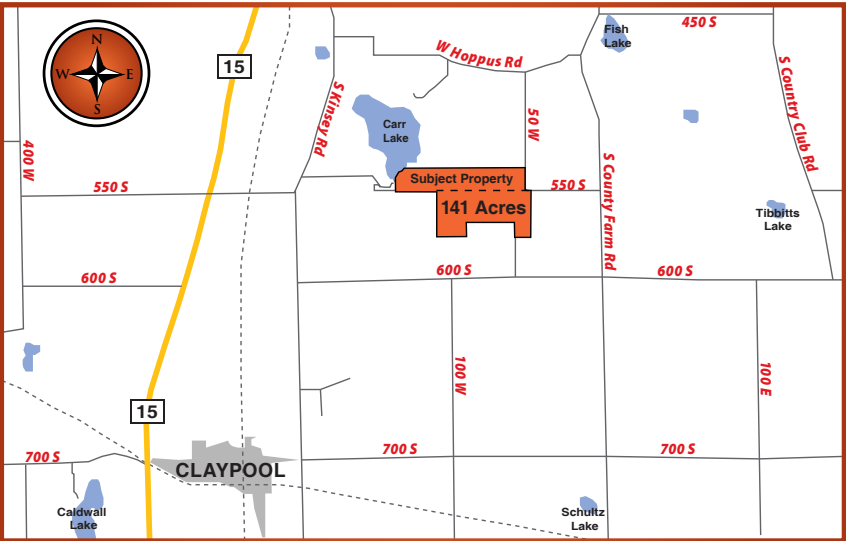
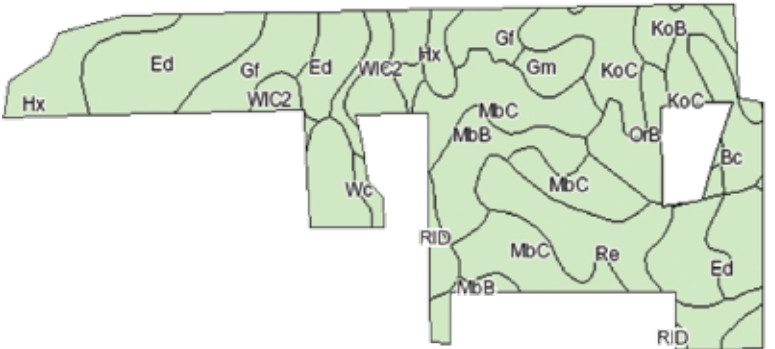
TRACT 6: 30 TOTAL ACRES, 25.59 TILLABLE, 315⁺ FT LAKE FRONTAGE

TRACT 7: 8.8 TOTAL ACRES, MOSTLY TILLABLE

TRACT 8: 3.4 TOTAL ACRES, MOSTLY TILLABLE

TRACT 9: .7 TOTAL ACRES, SCHOOLHOUSE SHED FOR STORAGE WITH TRUCK SCALE

*TRACTS 3, 5, 6 MAY BE ELIGIBLE FOR WRP, SEE TERMS & CONDITIONS BELOW.



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
Ed	Edwards muck, drained	16.8	110	39	44
MbC	Metea loamy sand, 6 to 12 percent slopes	15.6	75	26	34
Hx	Houghton muck, drained	10.3	127	45	51
Gf	Gilford sandy loam, gravelly substratum	10.2	110	39	44
Re	Rensselaer loam	9.7	146	51	59
KoC	Kosciusko sandy loam, 6 to 12 percent slopes	8	75	26	38
MbB	Metea loamy sand, 2 to 6 percent slopes	7.4	85	30	38
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	4.6	90	32	41
OrB	Ormas loamy sand, 2 to 6 percent slopes	4.5	70	25	32
OrC	Ormas loamy sand, 6 to 12 percent slopes	4.4	60	21	27
Bc	Barry loam	3.6	140	49	56
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	3.2	80	28	40
Gm	Gilford mucky sandy loam, gravelly substratum	2.3	110	39	44
RID	Riddles fine sandy loam, 12 to 18 percent slopes	1.6	80	28	36
Wc	Washtenaw silt loam	0.8	130	46	52
Weighted Average		100.2	35.3	42.5	

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 2, 2011. At 6:30 PM, 141 acres will be offered at the Claypool Lions Club Building, Claypool, 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 Mark Metzger 260.982.8064 or Chad Metzger 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 Trustee'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 March 10, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the home and land 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 due and payable in 2010 were \$2,994.27. The Seller(s) will pay the 2010 taxes, due in 2011. Buyer(s) to pay the 2011 taxes due and payable in 2012 and all taxes thereafter, along with any and all assessments.

DRAINAGE: Tracts 3 & 6 are subject to occasional flooding and are serviced by a lift pump which drains the tracts for tillage.

WRP: At Purchaser's Option, Seller will work with Purchasers of Tracts 3, 5 and 6 to enroll part or all of these tracts in the USDA's Wetland Reserve Program (WRP). If acres are enrolled the Purchaser's purchase price will be reduced by 50% of funds received from WRP for those acres. It is anticipated that WRP will pay \$2,889/acre for any crop and pasture land and \$1,733/acre for the 6.5 acres of woods on Tract 3. The opportunity for the Purchasers of these tracts if some of the acres are enrolled in WRP is that they could have nice home site with lake frontage for a reduced overall purchase price. Seller does not guarantee acceptance to WRP and sale is not contingent on being accepted into the program.

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.