FSA DATA TRACTS 1, 2:

CORN BASE: 44.6 ACRES DP YIELD & CC YIELD: 104 BUSHELS/ACRE

SOYBEAN BASE : 32.3 ACRES DP YIELD & CC YIELD: 31 BUSHELS/ACRE

WHEAT BASE: 3 ACRES DP YIELD & CC YIELD: 50 BUSHELS/ACRE

10-7 DUSTILLS/ AUTIL		OO DOSILLO/ ACIIL			
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
FdbA	Fincastle silt loam, 0 to 2 percent slopes	46.3	130	46	58
MaoA	Mahalaland silty clay loam, 0 to 1 percent slopes	31.9	144	50	58
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	26.9	149	52	60
ObxB2	Ockley silt loam, 2 to 6 percent slopes, eroded	6.3	105	37	42
XfuB2	Miami-Rainsville complex, 2 to 6 percent slopes, eroded	2.1	109	38	49
SngA	Sleeth silt loam, 0 to 2 percent slopes	1.7	120	42	48
WmnA	Waynetown silt loam, 0 to 2 percent slopes	1.7	127	45	51
Weighted Average		136.3	47.8	57.2	



FSA DATA TRACTS 3, 4, 5, 6:

CORN BASE: 36.3 ACRES
DP YIELD & CC YIELD:
IOA RUSHELS/ACRE

SOYBEAN BASE : 26.3 ACRES DP YIELD & CC YIELD:

WHEAT BASE : 2.4 ACRES DP YIELD & CC YIELD: 50 bushels/acre

104 DUSTILLS/ ACIL ST DUSTILLS/ ACIL			JU DUSIILLS/ AUNL			
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	
MaoA	Mahalaland silty clay loam, 0 to 1 percent slopes	41.7	144	50	58	
WmnA	Waynetown silt loam, 0 to 2 percent slopes	37	127	45	51	
ObxB2	Ockley silt loam, 2 to 6 percent slopes, eroded	6.4	105	37	42	
SngA	Sleeth silt loam, 0 to 2 percent slopes	6.2	120	42	48	
FdbA	Fincastle silt loam, 0 to 2 percent slopes	3.1	130	46	58	
ObxA	Ockley silt loam, 0 to 2 percent slopes	1.4	110	39	44	
RywB2	Russell silt loam, 2 to 6 percent slopes, eroded	0.9	114	40	52	
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	0.5	149	52	60	
Weighted Average			132.2	46.4	53.4	



FSA DATA TRACTS 7, 8, 9:

CORN BASE: 25.3 ACRES
DP YIELD: 106 BUSHELS/ACRE

SOYBEAN BASE: 25.3 ACRES DP YIELD: 35 BUSHELS/ACRE

	CC TILLD. III DUSIILLS/ ACRL CC T	ILLD. 4	Z DUSII	ILLS/ AUNL	
	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
YedA	Yeddo silt loam, 0 to 2 percent slopes	34.7	135	47	54
RbfA	Ragsdale silty clay loam, 0 to 1 percent slopes	13.3	155	54	62
XabB2	Xenia silt loam, 2 to 6 percent slopes, eroded	3.1	115	40	52
BhyB2	Birkbeck silt loam, 2 to 6 percent slopes, eroded	0.2	120	42	48
	Weighted Average		139.1	48.4	56

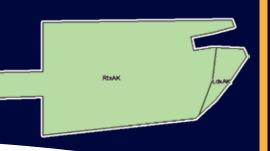


FSA DATA TRACT 10:

CORN BASE: 1.5 ACRES DP YIELD & CC YIELD: 104 BUSHELS/ACRE

SOYBEAN BASE : 1.1 ACRES DP YIELD & CC YIELD: 31 BUSHELS/ACRE WHEAT BASE: 0.1 ACRES
DP YIELD & CC YIELD:
50 BUSHELS/ACRE
orn Soybeans Wheet

104 BUSHELS/ACRE 31 BUSHELS/ACRE			50 bushels/acre			
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	
	Rossburg silt loam, 0 to 2 percent slopes, occasionally flooded, brief duration	4	135	47	54	
LdxAK	Landes fine sandy loam, 0 to 2 percent slopes, occasionally flooded, brief duration	0.3	100	35	40	
Weighted Average			132.9	46.3	53.2	



HALDERMAN REAL ESTATE SERVICES

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AUCTION PRODUCTIVE FARMLAND

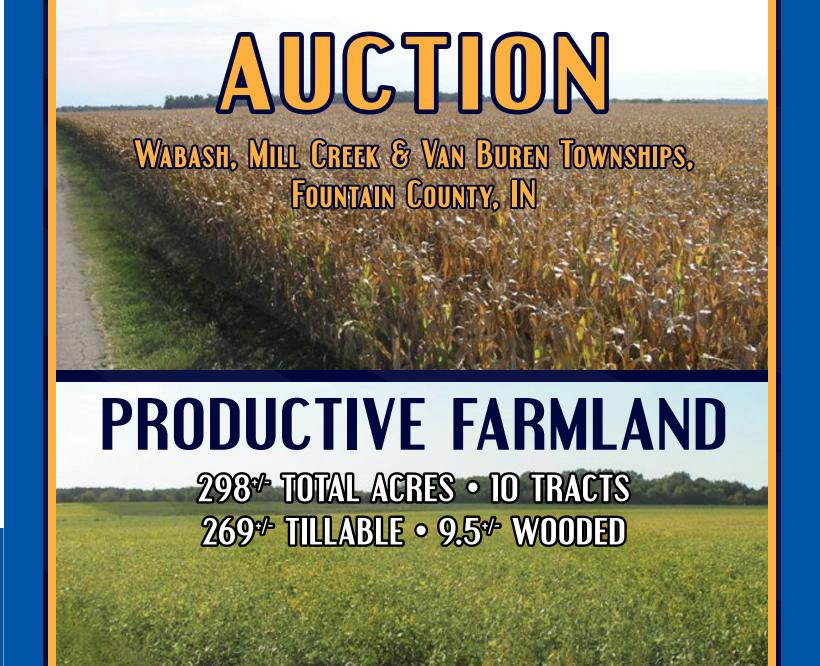
298*/- TOTAL ACRES • 10 TRACTS
269*/- TILLABLE • 9.5*/- WOODED

WABASH, MILL CREEK & VAN BUREN TWPS FOUNTAIN CO. IN

GARY BOHLANDER | 765.794.0221 | GARYB@HALDERMAN.COM

NOVEMBER 30, 2010 • 6:30 PM FOUNTAIN COUNTY 4-H FAIRGROUNDS 476 W US HWY 136 • VEEDERSBURG, IN 47987 HALDERMAN REAL ESTATE HLS# GDB-10445 SERVICES

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November 30, 2010 6:30 PM

FOUNTAIN COUNTY 4-H FAIRGROUNDS 476 W US HWY 136 • VEEDERSBURG, IN 47987

OWNERS: DAVID & TRUDIE MYERS | CHARLES & SANDRA MYERS



GARY BOHLANDER
DARLINGTON, IN
765.794.0221





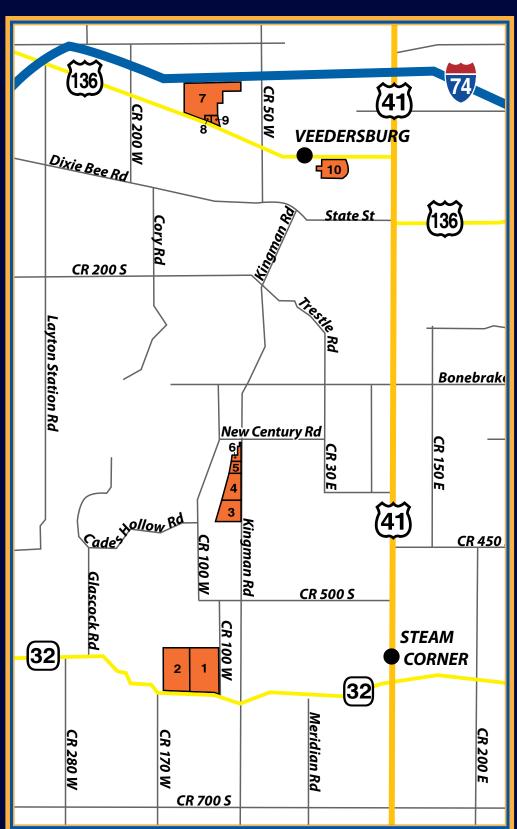
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FRMS & CONDITIONS

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

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these properties at public auction on November 30, 2010. At 6:30 PM, 298 acres will be offered at the Fountain County 4-H Fairgrounds, Veedersburg, IN. These properties 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 bid so and the sellers. To place a confidential phone, mail or wire bid, please contact Gary Bohlander at 765-794-0221 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.

PROPERTY

SCHOOL DISTRICT: SOUTHEAST FOUNTAIN COUNTY SCHOOLS

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

ANNUAL TAXES: \$7.042.68



















TRACT 1: 60 Total Acres, 59 Tillable | Wabash Township | On the west side of CR 100 W & north side of SR 32.

TRACT 2: 58.5 Total Acres, 57.95 Tillable | Wabash Township | On the north side of SR 32, directly west of Tract 1.

TRACT 3: 48 Total Acres, 47.5 Tillable | Mill Creek & Wabash Townships | On the west side of Kingman Rd, north of CR 500 S.

TRACT 4: 44 Total Acres, 43 Tillable | Van Buren Township | On the west side of Kingman Rd, directly north of Tract 3.

TRACT 5: 10 Total Acres, 6.73 Tillable | Van Buren Township | On the west side of Kingman Rd, directly north of Tract 4.

TRACT 6: 5 Total Acres, No Tillable | Van Buren Township | On the west side of Kingman Rd, south of New Century Rd, directly north of Tract 5.

TRACT 7: 63.3 Total Acres. 47.32 Tillable | Van Buren Township | On the south side of I-74, north side of HWY 136, and west of CR 50 W.

TRACT 8: 2 Total Acres, 2 Tillable | Van Buren Township | On the north side of HWY 136, near the southeastern corner of Tract 7.

TRACT 9: 2 Total Acres, 2 Tillable | Van Buren Township | On the north side of HWY 136, directly east of Tract 8, in the southeastern corner of Tract 7.

TRACT 10: 5.86 Total Acres, 4.32 Tillable | Van Buren Township | On the south side of HWY 136, east of Sherman St, on the east side of Veedersburg, IN.

CLOSING: The closing shall be on or about December 17, 2010. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing subject to completion of the 2010 crop harvest. FARM INCOME: Sellers to receive all of the 2010 farm income.

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 \$7,042.68. 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. PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at 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 Metzer 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.