AUCTION

TIPTON TOWNSHIP - CASS COUNTY, INDIANA

NOVEMBER 15, 2010 - 6:30 PM

WALTON TIPTON TWP PUBLIC LIBRARY
110 N Main Street, Walton, IN 46994

80+/- Acres EXCELLENT FARMLAND

LOCATION: 3 Miles north of Walton, Indiana

LAND: 80.015 Total Acres (77.8 tillable) of level farmland.

SOILS: See Reverse Side

TAXES: $2,171.62

SCHOOLS: Lewis Cass

Auctioneer: Mark Metzger
Indiana Auc. Lic.#AU01015313

Larry Jordan
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HALDERMAN REAL ESTATE SERVICES

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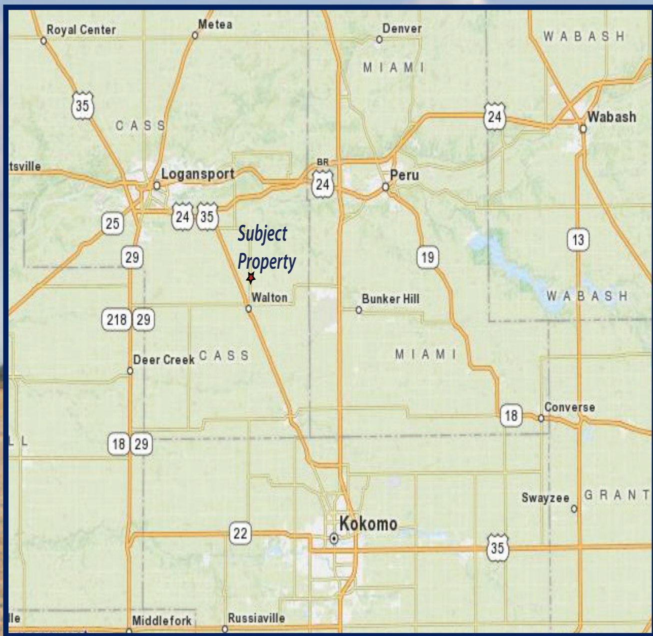
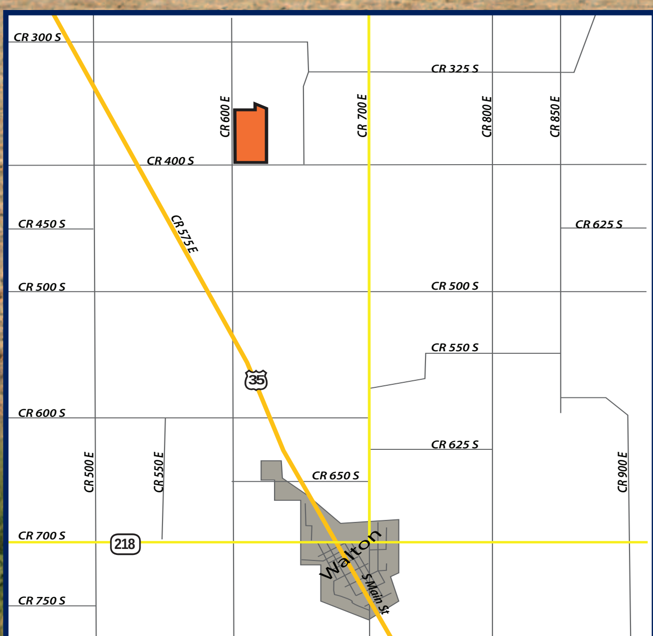
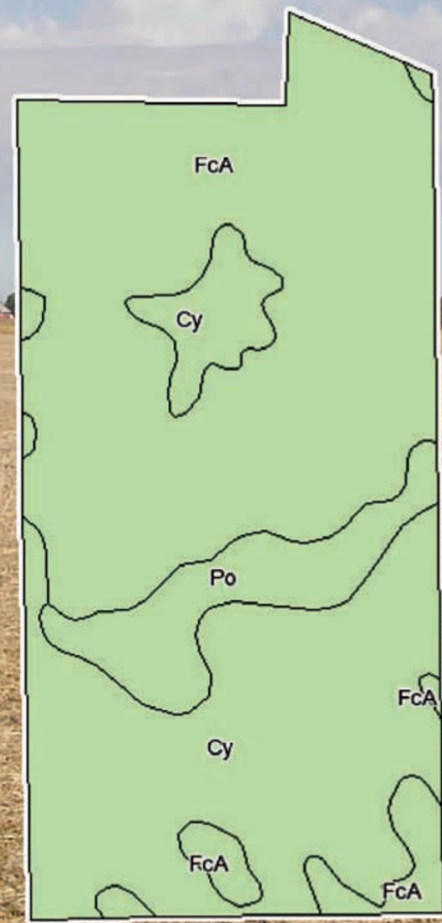
Property Maps







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
FcA	Fincastle silt loam, 0 to 3 percent slopes	43.4	130	46	52
Cy	Cyclone silt loam	27.9	155	54	62
Po	Patton silty clay loam	6.5	155	54	62
	Weighted Average		**141**	**49.5**	**56.4**

Term & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 15, 2010. At 6:30 PM, 80 +/- acres will be offered at the Walton Tipton Township Public Library, Walton, IN. This property will be offered as one total unit. 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 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 Larry Jordan at 765-473-5849 or A.J. Jordan at 317-697-3086 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 the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer. 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. If a survey is completed, the purchase price for the surveyed tract 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.
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. The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is 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 December 20, 2010. The Sellers have the choice to extend this date if necessary.
POSSESSION: Possession will be at closing.
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.
REAL ESTATE TAXES: Real estate taxes for 2009 due and payable in 2010 were $2,171.62. The Seller(s) will pay the 2010 taxes, due in 2011. Buyer 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 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.

"Specialists in Farm Real Estate & Farm Management Since 1930"