

"Farm & Transitional
Real Estate Specialists
Since 1930"

800.424.2324
www.halderman.com

INVESTMENT FARMLAND EXCELLENT SOILS

Parish Grove Township,
Benton County, IN

Owner: Handy Farms, Inc.

578^{+/-} Total Acres • 6 Tracts
570^{+/-} Tillable

AUCTION

Wednesday, November 10, 2010 • 6:30 PM

Benton County Country Club

602 E. 4th Street • Fowler, IN 47944

INVESTMENT FARMLAND EXCELLENT SOILS

Parish Grove Township,
Benton County, IN

6 Tracts
578^{+/-} Total Acres
570^{+/-} Tillable

Dean Retherford • 765.296.8475 • deanr@halderman.com

AUCTION

Nov. 10, 2010 • 6:30 PM

Benton County Country Club

HALDERMAN
REAL ESTATE
SERVICES

HLS# DMR-10341

800.424.2324 | www.halderman.com



Dean Retherford
Lafayette, IN
765.296.8475
deanr@halderman.com



800.424.2324
www.halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# DMR-10341

TRACT 1 128.83 Total Acres, 127.5 Tillable
Taxes: \$2,000.00

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
LsA	Lisbon silt loam, 0 to 2 percent slopes	57.8	130		46 52
Du	Drummer silty clay loam	33.4	155		54 62
Ch	Chalmers silty clay loam	28.3	145		51 58
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	8.7	115		40 52
OIA	Odell silt loam, 0 to 2 percent slopes	7.5	130		46 58
CsA	Corwin silt loam, 0 to 2 percent slopes	3	120		42 54
GIA	Gilboa silt loam, 0 to 2 percent slopes	0.8	135		47 54
Sh	Selma silty clay loam, till substratum	0.6	145		51 58
Pn	Peotone silty clay loam, undrained	0.2			
Weighted Average		137.8	48.4	55.9	

TRACT 2 80 Total Acres, 79.5 Tillable
Taxes: \$1,536.70

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
Ch	Chalmers silty clay loam	38.6	145		51 58
OIA	Odell silt loam, 0 to 2 percent slopes	23.7	130		46 58
Cu	Crane loam, till substratum	7.2	125		44 50
LsA	Lisbon silt loam, 0 to 2 percent slopes	6.2	130		46 52
CsA	Corwin silt loam, 0 to 2 percent slopes	2.1	120		42 54
Sh	Selma silty clay loam, till substratum	2	145		51 58
Weighted Average		136.9	48.3	56.7	

TRACT 3 100 Total Acres, 95.3 Tillable
Taxes: \$2,060.16

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
OIA	Odell silt loam, 0 to 2 percent slopes	37	130		46 58
Sh	Selma silty clay loam, till substratum	30.5	145		51 58
Ch	Chalmers silty clay loam	19.4	145		51 58
LsA	Lisbon silt loam, 0 to 2 percent slopes	12.3	130		46 52
Weighted Average		137.4	48.5	57.2	

TRACT 4 100.05 Total Acres, 100 Tillable
Taxes: \$2,060.16

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
Ch	Chalmers silty clay loam	59.7	145		51 58
LsA	Lisbon silt loam, 0 to 2 percent slopes	24.5	130		46 52
OIA	Odell silt loam, 0 to 2 percent slopes	6.1	130		46 58
GIA	Gilboa silt loam, 0 to 2 percent slopes	2.2	135		47 54
Dp	Darroch silt loam, till substratum	2.1	120		42 48
BbA	Barce silt loam, 0 to 2 percent slopes	2	125		44 50
Cu	Crane loam, till substratum	0.8	125		44 50
Sh	Selma silty clay loam, till substratum	0.2	145		51 58
Weighted Average		139.1	49	56	

TRACT 5 80.1 Total Acres, 78.57 Tillable
Taxes: \$1,400.72

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
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	20.5	125		44 56
OIA	Odell silt loam, 0 to 2 percent slopes	16.6	130		46 58
Ch	Chalmers silty clay loam	14.1	145		51 58
Du	Drummer silty clay loam	8.4	155		54 62
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	8.2	115		40 52
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	5	110		39 50
GIA	Gilboa silt loam, 0 to 2 percent slopes	4.3	135		47 54
GIB	Gilboa silt loam, 2 to 4 percent slopes	1.5	135		47 54
Weighted Average		131.5	46.2	56.4	

TRACT 6 89.78 Total Acres, 89.5 Tillable
Taxes: \$1,644.96

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
OIA	Odell silt loam, 0 to 2 percent slopes	33.3	130		46 58
Sh	Selma silty clay loam, till substratum	14.6	145		51 58
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	14.5	110		39 50
Ch	Chalmers silty clay loam	12.3	145		51 58
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	12.1	125		44 56
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	2.2	115		40 52
BaB2	Barce loam, 2 to 6 percent slopes, eroded	1	120		42 48
Weighted Average		130.3	46	56.2	



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 10, 2010. At 6:30 PM, 578 acres will be offered at the Benton County Country Club, Fowler, 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 Dean Retherford at 765.296.8475 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, 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 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 December 15, 2010. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing subject to present tenant's rights for the 2010 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 \$10,702.70. 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 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.



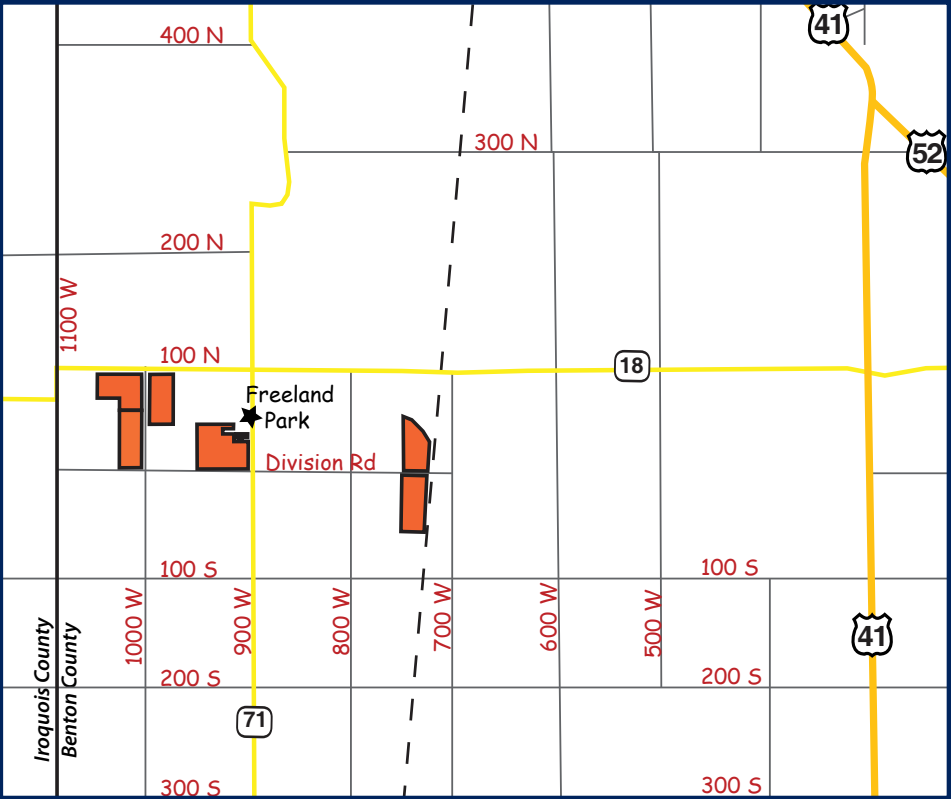
PROPERTY INFORMATION

LOCATION: Approximately 9 miles directly west of Fowler, IN, in very close proximity to Freeland Park. Tract 1 is on the west side of HWY 71; Tracts 3, 4, 5 are on the south side of SR 18; Tracts 5 & 6 are on the north and south side of Division Rd, along the west side of the Norfolk Southern Railroad.

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Boswell Elementary, Benton Central High



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