

"Farm & Transitional
Real Estate Specialists
Since 1930"

800.424.2324
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**Boone Township,
Madison County**

FOR MORE INFORMATION:
John Miner • 765-628-7278 • johnm@halderman.com

Elwood National Guard Armory
1600 K Street | Elwood, IN 46036

Auction
August 19, 2010 • 6:30 PM

Auction

OFFERED IN 10 TRACTS

676+/- TOTAL ACRES • 662+/- TILLABLE

PRODUCTIVE FARMLAND

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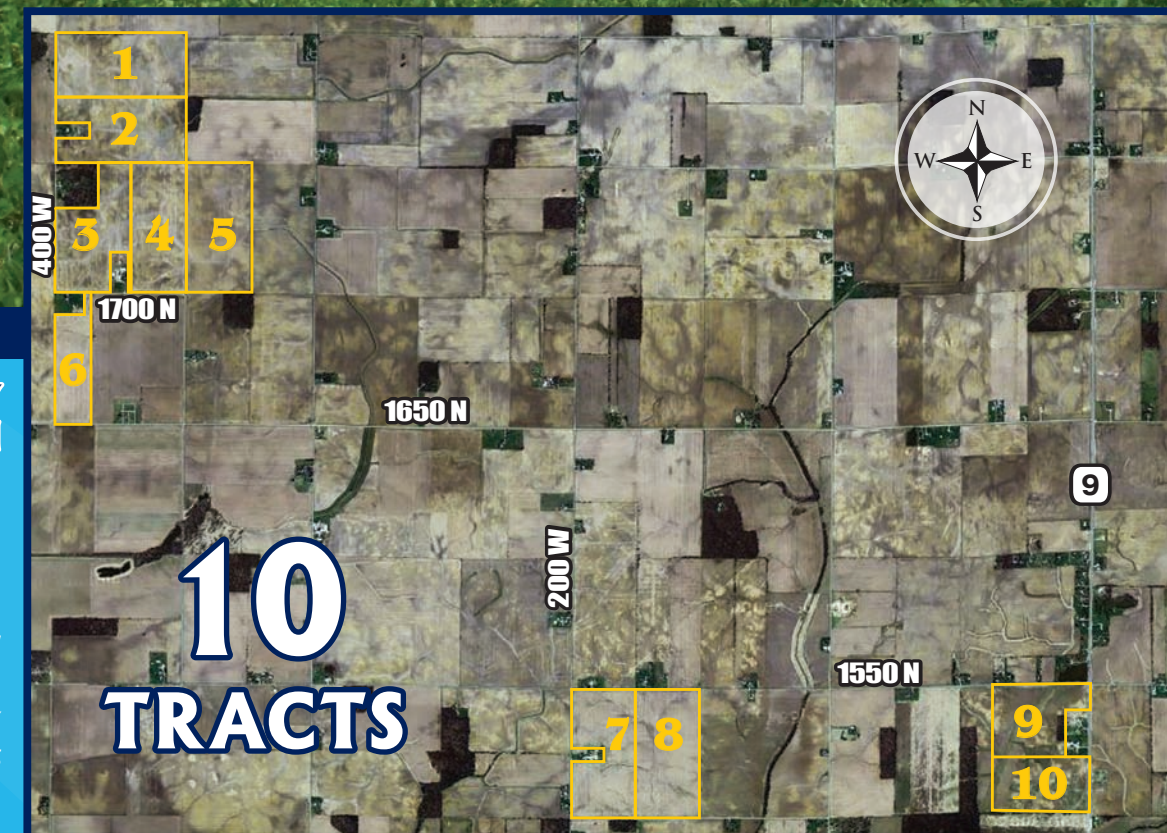
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**PROPERTY
INFORMATION**

LOCATION

Tracts 1-6 are located
11 miles NE of Elwood.
Tracts 7-10 are located 5.5
miles NW of Alexandria.

SCHOOL DISTRICT

Madison-Grant United

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$14,726.78

Owner: Greenway Family



John Miner
Greentown, IN
765-628-7278
johnm@halderman.com

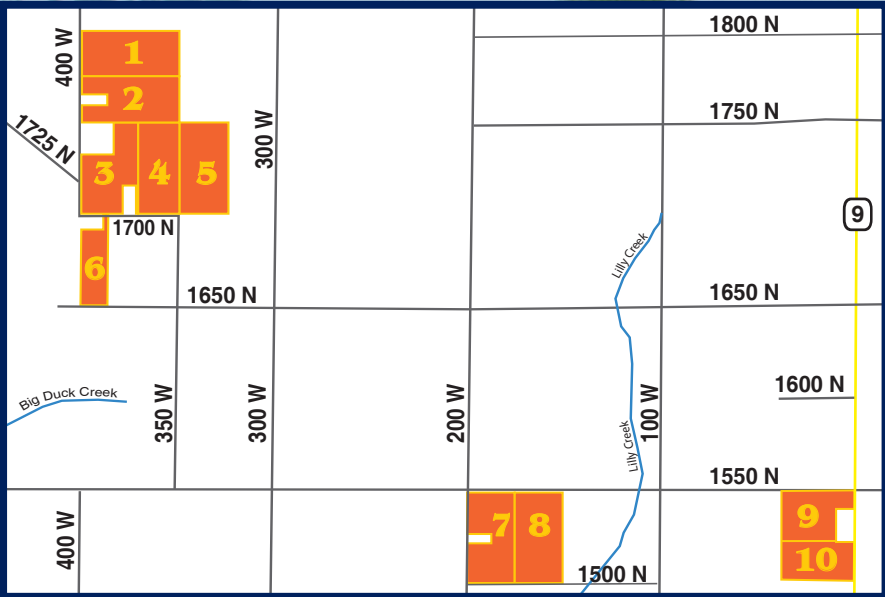
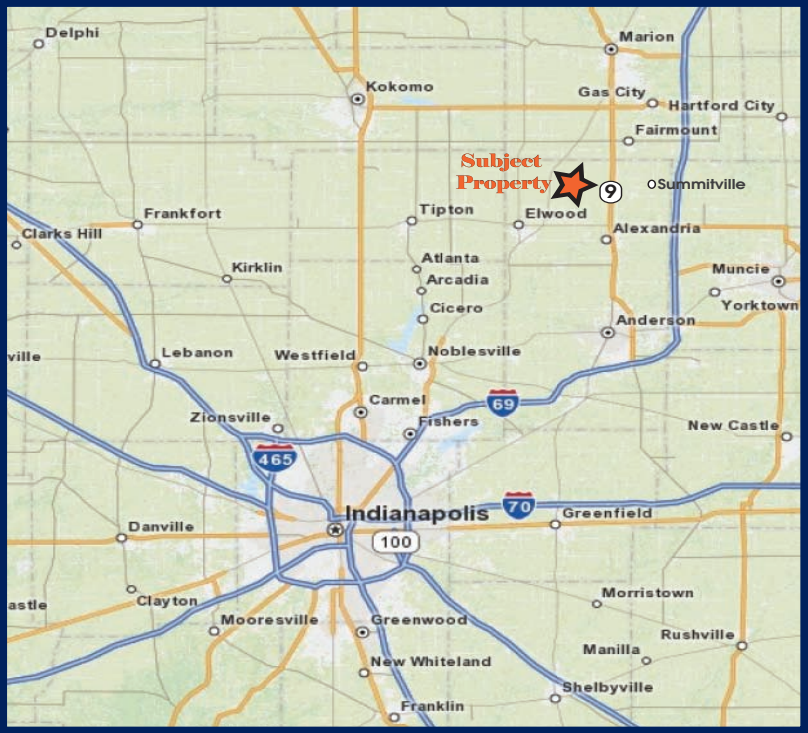
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MAPS



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these properties at public auction on August 19, 2010. At 6:30 PM, 676 acres will be offered at the Elwood National Guard Armory, Elwood, 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 John Miner 765.628.7278 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 and/or 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.

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

TRACT 1
80 Total Acres : 79 Tillable
Lime Cost: \$361.82

TRACT 2
75 Total Acres : 74 Tillable
Lime Cost : \$337.96

TRACTS 1&2
Taxes: \$3,342.46
Ditch Assessment: \$524.10

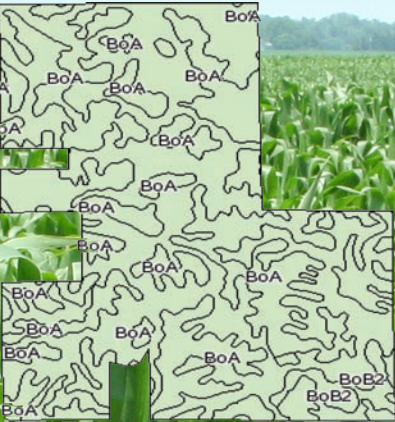
TRACT 3
58.25 Total Acres : 56 Tillable
Lime Cost : \$1,281.28

TRACT 4
80 Total Acres : 79 Tillable
Lime Cost : \$1,806.96

TRACTS 3&4
Taxes : \$2,956.20
Ditch Assessment : \$101.96

TRACT 5
80 Total Acres : 79 Tillable
Lime Cost : \$1,154.76
Taxes : \$1,716.12
Ditch Assessment : \$47.87

TRACT 6
39.16 Total Acres : 39 Tillable
Lime Application : \$879.84
Taxes : \$779.28
Ditch Assessment : \$19.58



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
Pc	Pewamo silty clay loam	199.8	130	46	59
BoA	Blount silt loam, 0 to 2 percent slopes	190.7	105	37	47
BoB2	Blount silt loam, 2 to 6 percent slopes, moderately eroded	10.5	100	35	45
MrB2	Morley silt loam, 2 to 6 percent slopes, moderately eroded	6.1	90	32	41
Weighted Average		117	41.3	52.8	

TRACT 7
75 Total Acres : 73 Tillable

TRACT 8
80 Total Acres : 79 Tillable

TRACTS 7&8
Taxes : \$3,184.90

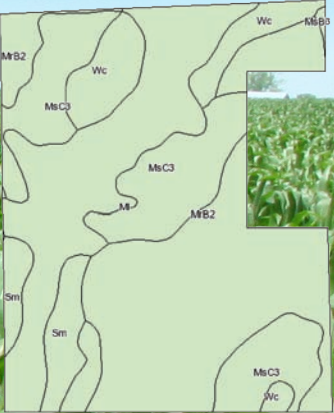


Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
BoA	Blount silt loam, 0 to 2 percent slopes	60.7	105	37	47
Pc	Pewamo silty clay loam	60.2	130	46	59
BoB2	Blount silt loam, 2 to 6 percent slopes, moderately eroded	15.5	100	35	45
MrB2	Morley silt loam, 2 to 6 percent slopes, moderately eroded	14	90	32	41
MsB3	Morley soils, 2 to 6 percent slopes, severely eroded	1.6	80	28	36
Weighted Average		112.7	39.8	50.8	

TRACT 9
66.06 Total Acres : 62 Tillable

TRACT 10
43 Total Acres : 42 Tillable

TRACTS 9&10
Taxes : \$2,747.82
Ditch Assessment : \$112.48



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
MrB2	Morley silt loam, 2 to 6 percent slopes, moderately eroded	41.4	90	32	41
MsC3	Morley soils, 6 to 12 percent slopes, severely eroded	26.3	70	25	32
MI	Mahalasville silty clay loam	26.1	155	54	62
Wvc	Washtenaw complex	9.3	130	46	52
Sm	Sleeth silt loam, loamy substratum	6.3	130	46	52
MsB3	Morley soils, 2 to 6 percent slopes, severely eroded	0.2	80	28	36
Weighted Average		106.4	37.6	45.4	

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about September 29, 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.

CASH RENT: 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).

LIME REIMBURSEMENT: Buyer(s) to reimburse Sellers for lime application costs; contact John Miner at 765.628.7278 for application information.

REAL ESTATE TAXES: Real estate taxes for 2008 due and payable in 2009 were \$14,726.78. The 2009 ditch assessments were \$805.99. The Buyer(s) will pay the 2010 taxes, due in 2011 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.