

196.55^{+/-} Acres
5 Tracts

Quality Productive Farmland

September 20 • 6:30 p.m.
Stockwell United Methodist Church
6941 Church Street, Stockwell, IN 47983

Auction

196.55^{+/-} Acres — 5 Tracts

175.1^{+/-} Tillable

14.5^{+/-} Wooded

3.7^{+/-} CRP

3.25^{+/-} Non-Tillable

Property Information

Location:

**Southeast of Lafayette on the West
Side of CR 900 East, North Side of
CR 800 South and the North and
South Sides of Newcastle Road**

Zoning:

Agricultural

Topography:

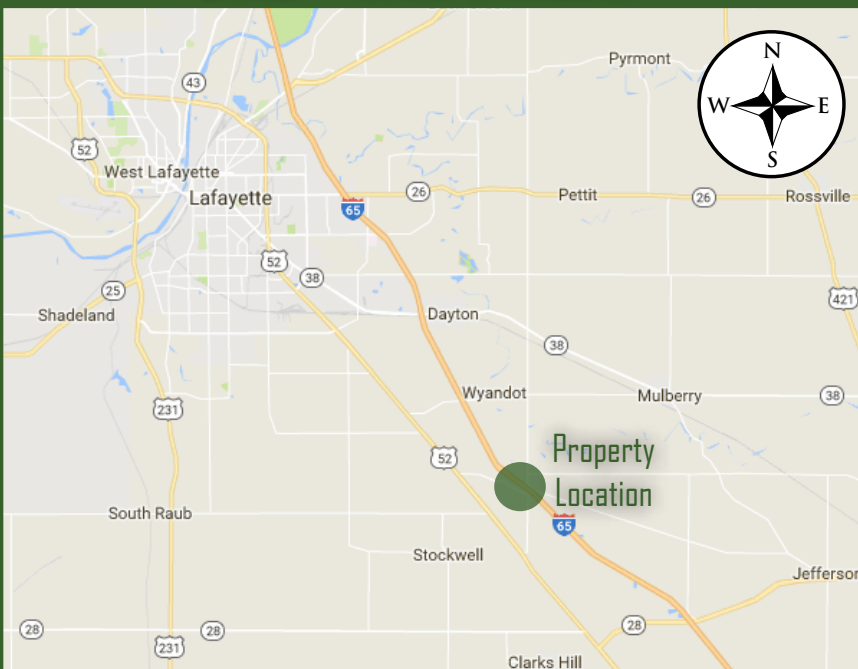
Level to Gently Rolling

Schools:

**Tippecanoe School Corporation-
McCutcheon High School**

Annual Taxes:

\$4,870.18 - Estimated



Tippecanoe County
Sheffield Township

Auction

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Jim Clark
Frankfort, IN
765.659.4841

JimC@halderman.com



Sam Clark
Noblesville, IN
317.442.0251

SamC@halderman.com



Gary Bohlander
Darlington, IN
765.794.0221

GaryB@halderman.com

Owner: Tucker-Hunt Auction

HALDERMAN
REAL ESTATE SERVICES
HLS# SFC-12037 (17)
800.424.2324 | halderman.com

Tract Details

Tract 1: 61.53[±] Acres

59.9[±] Tillable, 1.2[±] Wooded,
0.43[±] Non-Tillable

Tract 2: 30[±] Acres

28.3[±] Tillable, 1.7[±] Non-Tillable

Tract 3: 16.43[±] Acres

15.4[±] Tillable, 1.03[±] Non-Tillable

Tract 4: 21.2[±] Acres

18[±] Tillable, 3.2[±] Wooded

Tract 5: 67.39[±] Acres

53.5[±] Tillable, 10.1[±] Wooded,
0.09[±] Non-Tillable, 3.7[±] CRP



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 20, 2017, at 6:30 PM, 196.55 acres, more or less, will be sold, 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 bid, the bidder must be present at the auction.

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 survey is not completed and warrant 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 purchase price for the unsurveyed tract.

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.

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 auction.

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. Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement shall be void.

FARM INCOME: Seller will retain the 2017 farm income.

CLOSING: The closing shall be on or about November 3, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closings, subject to the tenant's & seller's rights to the 2017 crop harvest.

REAL ESTATE TAXES: Real estate taxes are estimated at \$4,870.18. The Sellers will pay the 2017 taxes due and payable in 2018. Buyer will be given a credit at closing for the 2017 real estate taxes due 2018.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer.

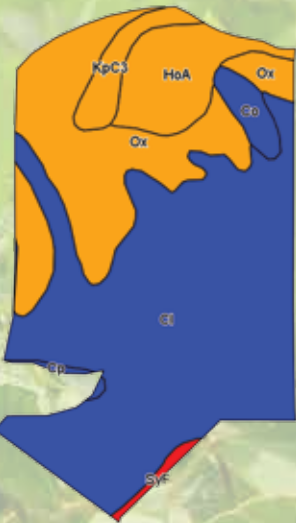
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, the Buyer is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, the Buyer, by its bid, represents and warrants, 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 Seller be liable for 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.

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 a professional surveyor. 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. The Buyer, by its bid, represents and warrants, 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 Seller be liable for 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.

Soil Information

Tract 1

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
SwA	StarksFincastle complex, 0 to 2 percent slopes	39.17	155	51
Md	MahalasvilleTreaty complex	8.59	185	53
RdA	Richardville silt loam, 0 to 2 percent slopes	7.64	145	51
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	2.74	140	49
CaA	Camden silt loam, 0 to 2 percent slopes	0.76	155	54
RoB	Rockfield silt loam, 1 to 3 percent slopes	0.66	136	48
SyF	StrawnRodman complex, 18 to 50 percent slopes	0.38		
Weighted Average		156.1		50.9



Tract 2

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
SwA	StarksFincastle complex, 0 to 2 percent slopes	19.79	155	51
Md	MahalasvilleTreaty complex	8.53	185	53
Weighted Average		164		51.6



Tract 3

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Md	MahalasvilleTreaty complex	6.88	185	53
SwA	StarksFincastle complex, 0 to 2 percent slopes	6.42	155	51
Mu	Milford silty clay loam, pothole	1.18	80	22
Wb	Wallkill silt loam, coprogenous earth substratum	0.97	165	49
Weighted Average		163.3		49.6



Tract 4

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
SwA	StarksFincastle complex, 0 to 2 percent slopes	14.98	155	51
RdA	Richardville silt loam, 0 to 2 percent slopes	3.27	145	51
Ua	Udorthents, loamy	0.14		
Weighted Average		152		50.6

Tract 5

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Cl	Ceresco loam, gravelly substratum, occasionally flooded	32.19	102	25
Ox	Ouatenon loamy sand, occasionally flooded	12.82	44	12
HoA	Hononegah fine sandy loam, 0 to 2 percent slopes	5.07	82	25
KpC3	Kosciusko gravelly sandy clay loam, 6 to 12 percent slopes, severely eroded	1.85	90	32
Co	Cohoctah fine sandy loam, gravelly substratum, rarely flooded	1.32	135	23
SyF	StrawnRodman complex, 18 to 50 percent slopes	0.42		
Cp	Cohoctah loam, gravelly substratum, occasionally flooded	0.23	130	23
Weighted Average		86		21.9



Online Bidding
Available

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277

be sold at the Stockwell United Methodist Church, Stockwell, IN. This property will be offered in five tracts as individual units, in combination or as a whole farm. Each bid shall constitute an offer to purchase confidential phone, mail or wire bid, please contact Sam Clark at 317-442-0251, Jim Clark at 765-659-4841 or Gary Bohlander at 765-794-0221 at least two days prior to the sale.

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 exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

ck. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING. ion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

018 and will pay all taxes beginning with the spring 2018 installment and all taxes thereafter.

er, 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.

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 TS 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 Sellers or HRES. Each prospective Buyer accepts the property "AS IS," and Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty 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