



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

PO Box 297

Wabash, IN 46992

Montgomery County, Brown Township

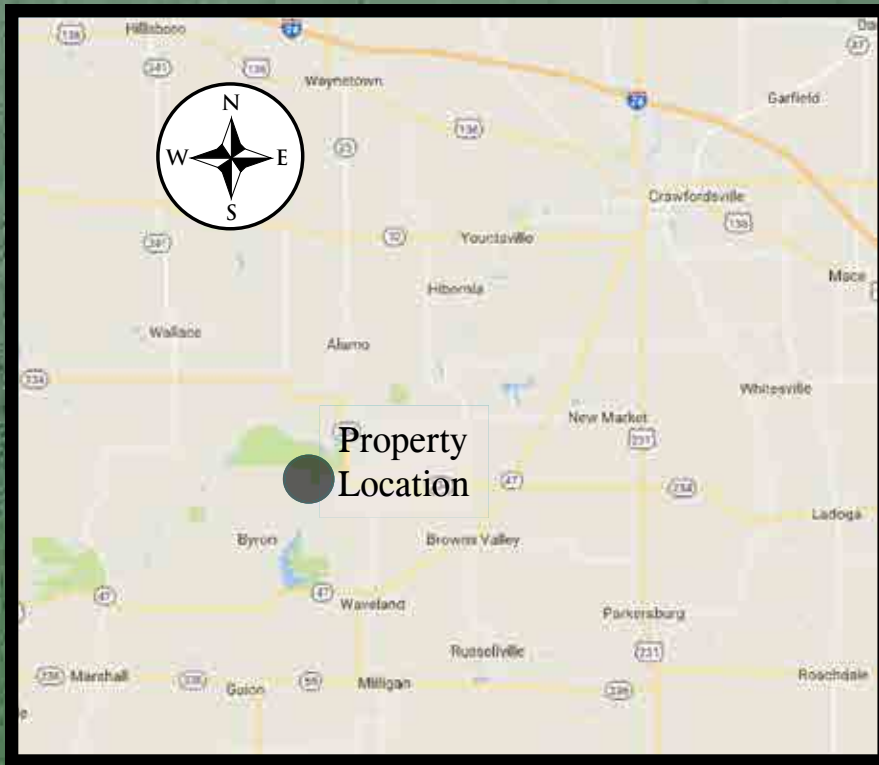
Auction

October 26, 2017 • 6:30 P.M.

Parke County 4-H Fairground • 1472 N US Hwy 41, Rockville IN 47872

550.5^{+/-} Acres | 8 Tracts

Large Contiguous Farm with Productive Cropland



Property Information

Location:

3 miles NW of Waveland, IN and south of Shades State Park on the west side of CR 900 W, south of CR 750 S and both sides of CR 850 S

Zoning:

Agricultural

Topography:

Gently Rolling

Schools:

South Montgomery School Corporation

Annual Taxes:

\$17,723.52 less acreage sell offs

Ditch Assessment:

\$31.16

550.547^{+/-} Acres | 8 Tracts

480.56^{+/-} Tillable, 43.84^{+/-} Wooded,

2^{+/-} Buildings, 17.72^{+/-} CRP, 6.427^{+/-} Other



Online Bidding
Available



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Brown Township

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8 Tracts

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Gary Bohlander
Darlington, IN
765.794.0221
GaryB@halderman.com



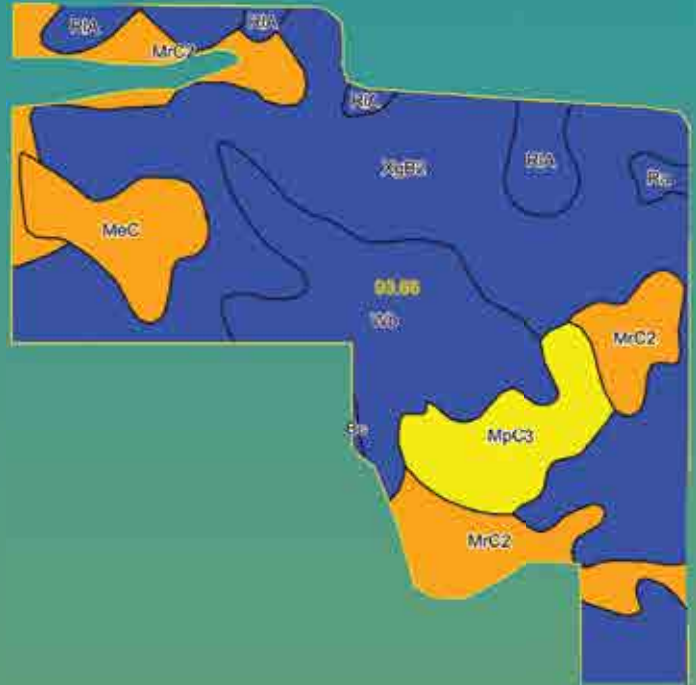
Owner: Lewis Smith Estate
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# GDB-12072(17)

800.424.2324 | halderman.com



Tract 1 Soil Information

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
XgB2	XeniaBirkbeck silt loams, 2 to 6 percent slopes, eroded	47.26	147	52
Wb	Washtenaw silt loam, frequently flooded	15.05	140	40
MrC2	MiamiXenia silt loams, 4 to 10 percent slopes, eroded	13.86	130	46
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.92	121	41
MeC	MartinsvilleOckley silt loams, till substratums, 6 to 12 percent slopes	5.46	138	48
RIA	Reesville silt loam, 0 to 2 percent slopes	4.25	161	53
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	0.72	187	54
Bc	Beckville loam, occasionally flooded	0.14	102	36
Weighted Average			141.8	48.2



Tracts 2-5 Soil Information

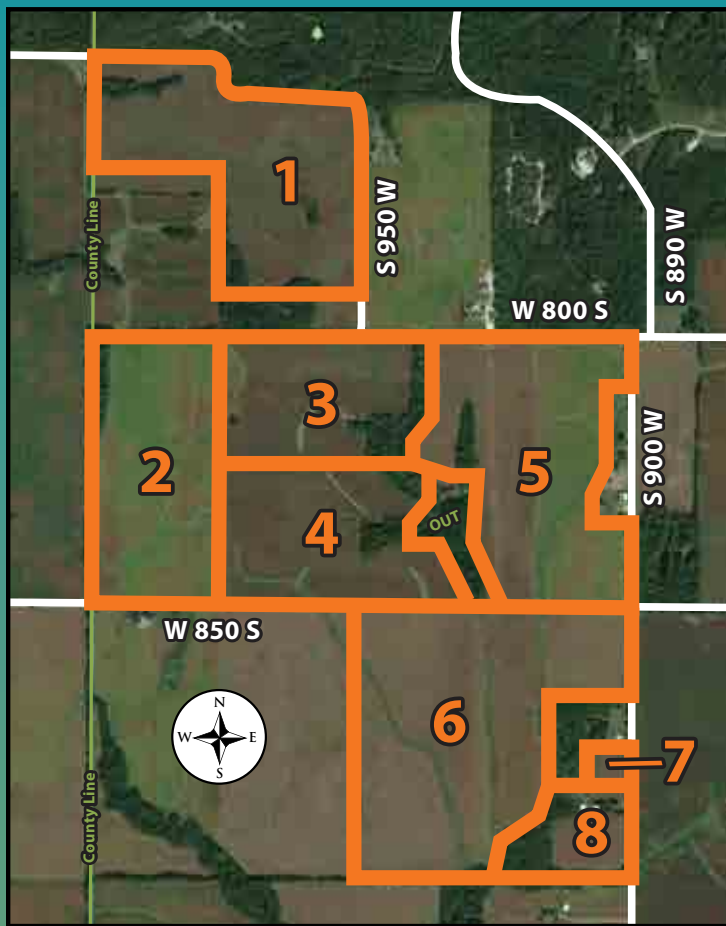
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
XgB2	XeniaBirkbeck silt loams, 2 to 6 percent slopes, eroded	145.61	147	52
MrC2	MiamiXenia silt loams, 4 to 10 percent slopes, eroded	64.70	130	46
Wb	Washtenaw silt loam, frequently flooded	28.55	140	40
RnA	ReesvilleFincastle silt loams, 0 to 2 percent slopes	16.33	151	50
Sf	Shoals silt loam, occasionally flooded	8.63	130	42
StB	St. Charles silt loam, 2 to 6 percent slopes	2.46	145	51
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	1.69	187	54
HeF	Hennepin complex, 18 to 50 percent slopes	0.09		
Weighted Average			142	48.8



Tracts 6-8 Soil Information

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
XgB2	XeniaBirkbeck silt loams, 2 to 6 percent slopes, eroded	60.77	147	52
RnA	ReesvilleFincastle silt loams, 0 to 2 percent slopes	34.71	151	50
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	15.82	187	54
Sf	Shoals silt loam, occasionally flooded	13.17	130	42
Bc	Beckville loam, occasionally flooded	7.54	102	36
CbA	Camden silt loam, 0 to 2 percent slopes	7.20	155	54
MrC2	MiamiXenia silt loams, 4 to 10 percent slopes, eroded	5.53	130	46
Wb	Washtenaw silt loam, frequently flooded	3.48	140	40
MeC	MartinsvilleOckley silt loams, till substratums, 6 to 12 percent slopes	0.37	138	48
HeF	Hennepin complex, 18 to 50 percent slopes	0.17		
Weighted Average			147.8	49.6





Tract Details

**Tract 1: 100^{+/-} Acres; 88.64^{+/-} Tillable,
7.28^{+/-} Wooded, 2.38^{+/-} CRP, 1.7^{+/-} Other**

**Tract 2: 80^{+/-} Acres; 71.64^{+/-} Tillable,
4.7^{+/-} Wooded, 3.15^{+/-} CRP, 0.51^{+/-} Other**

**Tract 3: 54^{+/-} Acres; 43.52^{+/-} Tillable,
8.9^{+/-} Wooded, 1.13^{+/-} CRP, 0.45^{+/-} Other**

**Tract 4: 71^{+/-} Acres; 58.49^{+/-} Tillable,
8.16^{+/-} Wooded, 3.52^{+/-} CRP, 0.83^{+/-} Other**

**Tract 5: 97.5^{+/-} Acres; 90.31^{+/-} Tillable,
1.32^{+/-} Wooded, 4.62^{+/-} CRP, 1.25^{+/-} Other**

**Tract 6: 123^{+/-} Acres; 113.63^{+/-} Tillable,
5.7^{+/-} Wooded, 2.92^{+/-} CRP, 0.75^{+/-} Other**

Tract 7: 5^{+/-} Acres; 4.66^{+/-} Tillable, 0.34^{+/-} Other

**Tract 8: 20^{+/-} Acres; 9.67^{+/-} Tillable,
7.78^{+/-} Wooded, 2^{+/-} Buildings, 0.6^{+/-} Other
Address: 8867 S 900 W, Waveland, IN 47989**

Terms & Conditions

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

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 26, 2017. At 6:30 PM, 550.54 acres, more or less, will be sold at the Parke County 4-H Fairground, Rockville, IN. This property will be offered in eight tracts as individual units, in combination or as a whole farm. 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 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 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(s). The Sellers will choose the type of survey to be 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 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.

FARM INCOME: Seller will retain the 2017 farm income.

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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Sellers will provide a Personal Representative's 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Montgomery County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties.

CLOSING: The closing shall be on or before December 1, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2017 due 2018. Buyer will be given a credit at closing for the 2017 real estate taxes due 2018 and will pay all taxes beginning with the spring 2018 installment and all taxes thereafter.

DITCH ASSESSMENTS: Seller will pay the 2017 ditch assessments. Buyer(s) will pay the 2018 ditch assessment and all assessments thereafter.

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

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 Inc., Russell D. Harmeyer, 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 Sellers 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.