Michigan/Warren Townships, Clinton County

UCTION

November 14th • 6:30 P.M.

Clinton County 4-H Community Building 1701 S. Jackson Street, Frankfort, IN 46041



High Percentage Tillable Quality Farmland

116.5*/- Tillable Acres, 0.8*/- Non-Tillable Acres, 3.8*/- Other Acres

Tract 1: 19+/- Total Acres, All Tillable

Tract 2: 51.3^{+/-} Total Acres; 49.3^{+/-} Tillable, 0.4^{+/-} Non-Tillable, 1.6^{+/-} Grass Ridge Tract 3: 50.8 Total Acres; 48.2*/- Tillable, 0.4*/- Non-Tillable, 2.2*/- Ditch



Property Information

Location

Tract 1: 1/2 mile west of Michigantown on the south side of Michigantown Road **Tract 2:** 1 mile southeast of Michigantown on the east side of CR 650 E

Tract 3: 4.5 miles north of Michigantown on SR 29

> **Zoning Agricultural**

Topography Level to Gently Rolling

> **Schools Clinton Central**

Annual Taxes \$3,596 - estimated

Ditch Assessment \$102 - estimated



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Jim Clark Frankfort, IN 765.659.4841

Sam Clark Noblesville, IN 317.442.0251 SamC@halderman.com





Wabash, IN 46992

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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
MtB	MiamiCrosby silt loams, 2 to 6 percent slopes	12.77	147	50
FdA	FincastleCrosby silt loams, 0 to 2 percent slopes	2.24	156	51
Ма	Mahalasville silty clay loam, 0 to 2 percent slopes	2.04	181	52
Су	Cyclone silt loam, 0 to 2 percent slopes	1.46	185	56
OcB	Ockley silt loam, 2 to 6 percent slopes	0.52	132	46
Weighted Average			154.2	50.7

Tract 2 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
MtB	MiamiCrosby silt loams, 2 to 6 percent slopes	14.79	147	50
Су	Cyclone silt loam, 0 to 2 percent slopes	9.54	185	56
Се	Ceresco loam	8.38	112	30
FdA	FincastleCrosby silt loams, 0 to 2 percent slopes	7.26	156	51
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	3.64	168	54
Sx	Starks silt loam	2.87	141	46
MnC	Miami silt loam, 6 to 12 percent slopes	1.41	135	47
MsD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	1.39	110	39
Weighted Average			149.5	47.6

Tract 3 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
FdA	FincastleCrosby silt loams, 0 to 2 percent slopes	22.52	156	51
Ту	Treaty silt loam, 0 to 2 percent slopes	10.78	175	52
MtB	MiamiCrosby silt loams, 2 to 6 percent slopes	10.45	147	50
Се	Ceresco loam	4.40	112	30
Weighted Average			154.3	49.1















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 November 14, 2017, at 630 PM. 121.1 acres, more or less, will be sold at the Clinton County 4-H Community Building, Frankfort, IN. This property will be offered in three 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 John Miner at 765-628-7278, Sam Clark at 317-442-0251 or Jim Clark at 765-659-4841 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: A new survey will be completed for each tract, 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 the sufficient to provide an owner's title insurance policy for the tract. The purchase price for each surveyed tract will be adjusted, up or down to the exact surveyed acres. The price per acre will be the

it will be sufficient to provide an owner's title insurance policy for the tract. The purchase price for each 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. The current farm lease will be assigned to the Buyer(s) at closing. The annual cash rent on the farm is \$30,740. This lease expires on 12/31/2019. 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 CLOSING: The closing shall be on or before December 20, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will provide a closing, subject to the tenant's rights until December 31, 2019.

REAL ESTATE TAKES: The Sellers will provide a port 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 Corporate 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.

CLOSING: The closing shall be on or before December 20, 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 until December 31, 2019.

REAL ESTATE TAKES: The Sellers will provide a greater taxes for 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide an extent taxes due 2018 and will provide an extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018 and will provide a credit at the single for the 2017 real extent taxes due 2018

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.

Spring 20 to installment and all taxes thereafter.

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

EASEMENT: The sellers will retain a 16-foot wide easement over the grass lane on Tract 3 to access the woods that is not being sold in the southeast corner of the property.

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.