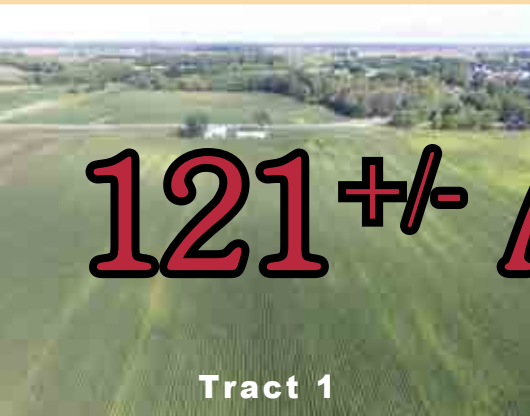


Michigan/Warren Townships, Clinton County

Auction

November 14th • 6:30 P.M.

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



Tract 1



Tract 2



Tract 3

121^{+/-} Acres • 3 Tracts

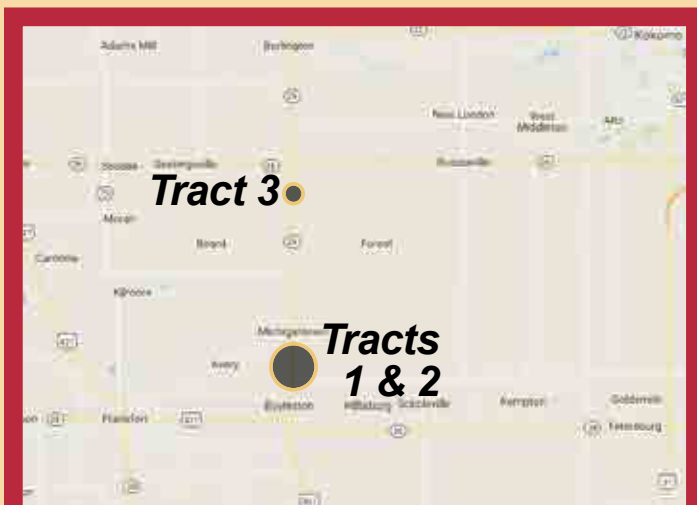
High Percentage Tillable Quality Farmland

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

Topography

Level to Gently Rolling

Schools

Clinton Central

Annual Taxes

\$3,596 - estimated

Ditch Assessment

\$102 - estimated

Zoning

Agricultural



John Miner
Greentown, IN
765.628.7278

JohnM@halderman.com

Jim Clark
Frankfort, IN
765.659.4841

JimC@halderman.com

Sam Clark
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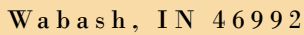
Owner: Lewis & Lois Morris,
M & F Family Limited Partnership #2

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# JMM-12070 (17)

800.424.2324 | halderman.com



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



Tract 3

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.