

127^{+/-} Acres • 2 Tracts

November 28th • 6:30 P.M.

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

127.3 Total Acres 121.2^{+/-} Tillable, 6.1^{+/-} Wooded

Tract 1: 21.32^{+/-} Total Acres - All Tillable; Swing Tract

Tract 2: 105.98^{+/-} Total Acres; 99.88^{+/-} Tillable, 6.1^{+/-} Wooded

LARGE TRACT PRIME FARMLAND







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Sugar Creek Township | Clinton County

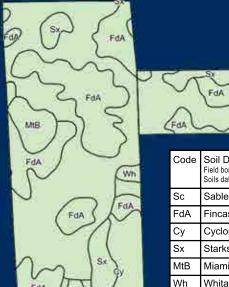
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Property Information

Soil Information



4.75 miles northeast of Kirklin, IN on the north side of CR 300 South, 0.25 miles east of CR 1100 East

> Zoning Agricultural

Location

Topography Level

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
Sc	SableDrummer silty clay loams	59.51	180	51
FdA	FincastleCrosby silt loams, 0 to 2 percent slopes	41.40	156	51
Су	Cyclone silt loam, 0 to 2 percent slopes	14.59	185	56
Sx	Starks silt loam	8.67	141	46
MtB	MiamiCrosby silt loams, 2 to 6 percent slopes	4.46	147	50
Wh	Whitaker silt loam, 0 to 2 percent slopes	0.93	155	51
Weighted Average			169	51.2

Schools

Clinton Central Schools

Annual Taxes \$4.106 - estimated

Ditch Assessment \$183 - estimated















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 28, 2017. At 6:30 PM, 127 acres, more or less, will be sold at the Clinton County 4-H Community Building, 1701 S. Jackson Street, Frankfort, IN. This property will be offered in two tracts as individual units or as a whole farm. TRACT 1 IS BEING OFFERED AS A SWING TRACT. THIS TRACT HAS NO ROAD FRONTAGE, SO IT LACKS ACCESS FROM A PUBLIC ROAD. THUS, IT MAY ONLY BE PURCHASED BY AN ADJOINING LANDOWNER OR THE PURCHASER OF TRACT 2. TRACT 1 WILL BE OFFERED SEPARTELY AT THE AUCTION; HOWEVER, IF THERE ARE NO INITIAL BIDS ON TRACT 1, IT WILL BE COMBINED WITH TRACT 2 AND THE FARM WILL SELL AS AN ENTIRE UNIT. 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 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 survey was recently completed on the property. The cost of this survey will be shared 50/50 by the Sellers and the Buyer(s). No new survey will be completed, unless it is required to obtain title insurance. If any other survey is completed on the property, that cost will also 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

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.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The own payment must be in the form of personal check, casher's check, cash or corporate check. YOUR BIDDING IS NOT CONTINCENT UPON FINANCING, BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASHAT CLOSING.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Sellers will provide a Croporate 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 January 12, 2018. 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 on the 2017 crop.

REAL ESTATE TAXES: Real estate taxes are \$4, 106 estimated. 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 ASSESSMENT: Ditch Assessment is \$183 estimated. Buyers 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 insk, 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.

DISCLA warranty or representation, either express or implied, concerning the property is made by the Selects or Intest. Each prospective order is responsible for conducting his/net 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.