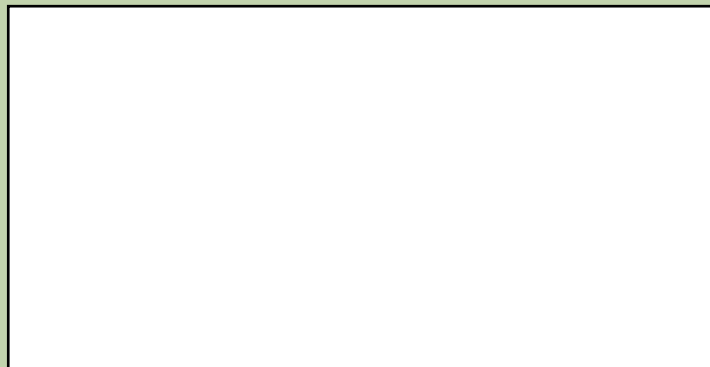


Monroe & Center Townships • Howard County

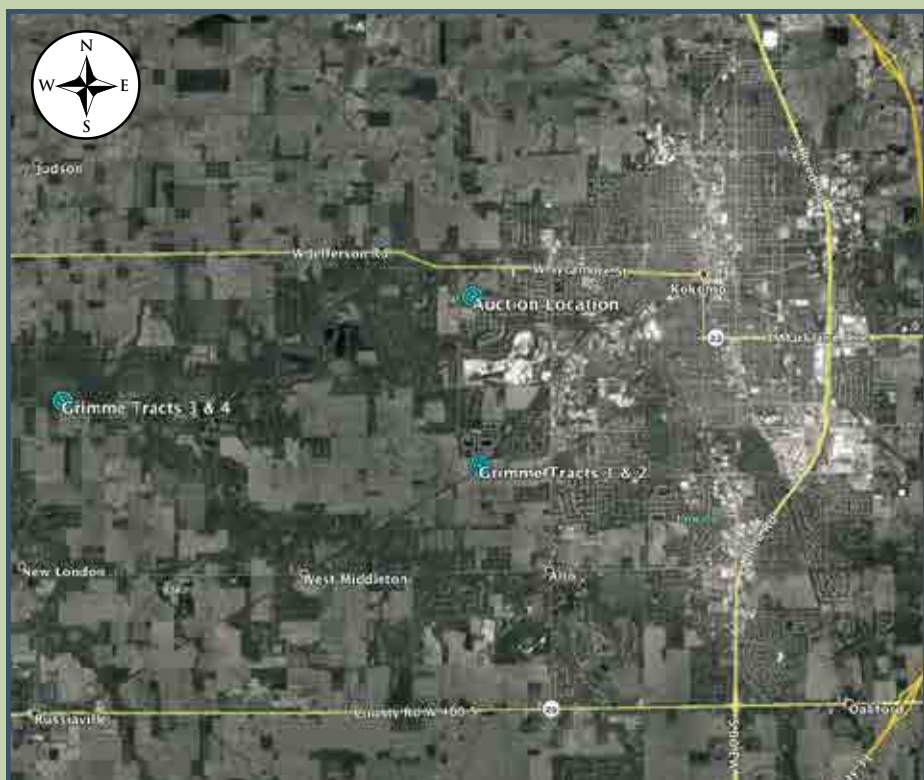
Auction

187+/- Acres | 4 Tracts



AUGUST 8TH • 6:30 P.M.
CELEBRATIONS BANQUET & CONFERENCE FACILITY

**Top Quality & Productive Farmland,
Recreational Land**



Total: 187.43+/- Acres

151.3+/- Tillable
31.1+/- Wooded
3.83+/- Roads, Creek & Non-Tillable
0.6+/- CRP Waterway
0.6+/- Waterway

PLACE BID

Online Bidding
Available



Sam Clark
Noblesville, IN
317.442.0251
samc@halderman.com



John Miner
Greentown, IN
765.438.2699
johnm@halderman.com



Owner: Grimme & Wooden Creek
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# SFC - 12191 (18)
800.424.2324 | halderman.com

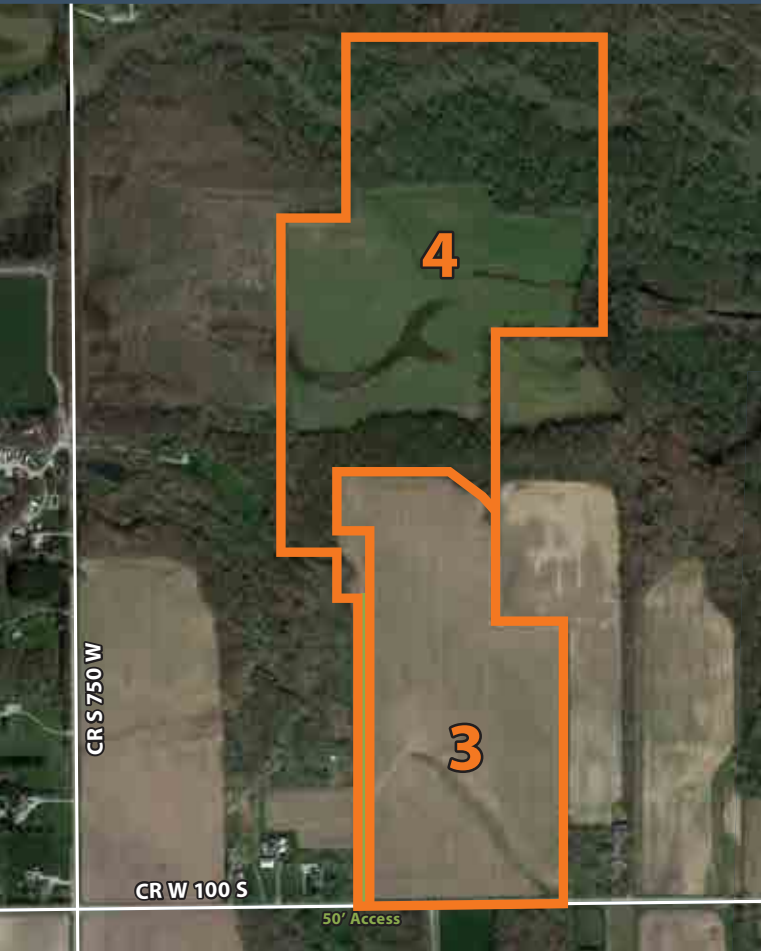
Auction

Monroe & Center Townships
Howard County

187+/- Acres | 4 Tracts

**Top Quality & Productive
Farmland, Recreational Land**

AUGUST 8TH • 6:30 P.M.
CELEBRATIONS BANQUET & CONFERENCE FACILITY
3437 W. SYCAMORE STREET, KOKOMO, IN 46901



Tracts 1 & 2 Soil Information

Code	Soil Description	Acre	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Bs	Brookston silty clay loam, 0 to 2 percent slopes	42.12	173	51
CsA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	38.66	154	51
Weighted Average		163.9	51	51



Tract 1: 41.1+/- Acres
41+/- Tillable, 0.1+/- Road & Non-Tillable

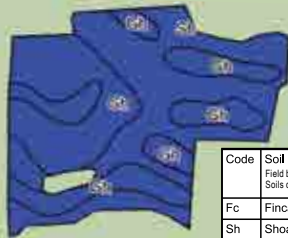
Tract 2: 43.4+/- Acres
39.8+/- Tillable, 3.6+/- Wooded

Tract 3: 40.03+/- Acres
38.3+/- Tillable, 0.53+/- Non-Tillable,
0.6+/- CRP Waterway, 0.6+/- Waterway

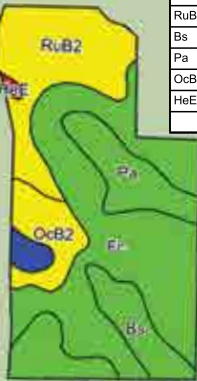
Tract 4: 62.9+/- Acres
32.2+/- Tillable, 27.5+/- Wooded, 3.2+/- Creek & Non-Tillable

Total: 187.43+/- Acres

Tracts 3 & 4 Soil Information



Code	Soil Description	Acre	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Fc	Fincastle silt loam	18.11	160	52
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	16.03	125	43
Gh	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	14.41	124	43
RuB2	Russell silt loam, 2 to 6 percent slopes, eroded	8.69	149	53
Bs	Brookston silty clay loam, 0 to 2 percent slopes	5.70	173	51
Pa	Patton silty clay loam, 0 to 2 percent slopes	4.04	173	51
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	3.27	132	46
HeE	Hennepin loam, 25 to 50 percent slopes	0.21	14	5
Weighted Average		143.4	47.7	47.7



Property Information

Location
West of Kokomo along the north side of
100 South, 1/4 miles east of 750 West and along the
east side of Malfalfa Rd 1/4 miles south of 100 South

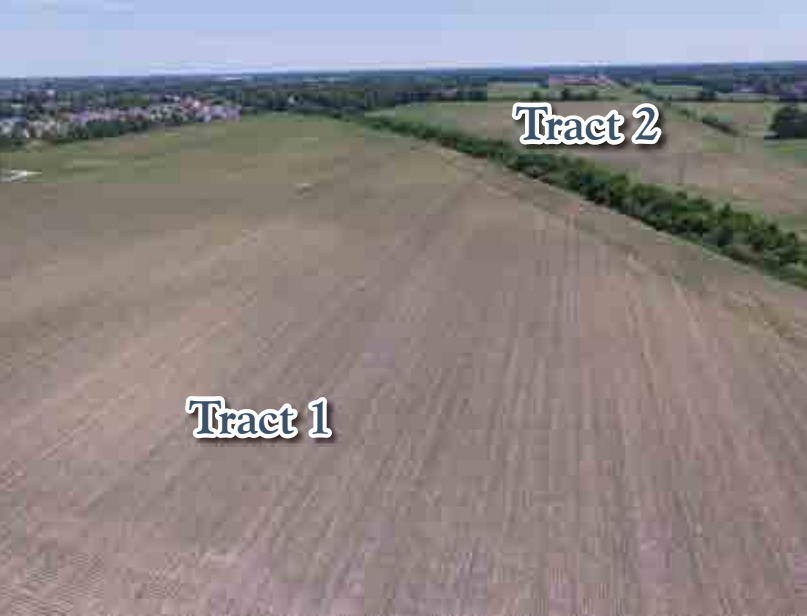
Zoning
Agricultural, Commercial, R-1

Topography
Level to Gently Rolling

Schools
Western & Kokomo Schools

Annual Taxes
\$6,389 - estimated

Ditch Assessment
\$1,104.15



Terms & Conditions

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

METHOD OF SALE: Haldeman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 8, 2018. At 6:30 PM, 187.43 acres, more or less, will be sold at the Celebrations Banquet & Conference Facility. This property will be offered in four tracts as individual units or in combination. (Note: Tracts 1 & 2 can be combined with each other but cannot be combined with Tracts 3 & 4 and vice versa.) 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 John Miner at 765-438-2699 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 2018 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 Warranty Deed and/or 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.

ACCESS: Access to Tract 2 will be via a 50 ft. ingress/egress easement on the south side of the old rail road tracks.

CLOSING: The closing shall be on or before September 21, 2018. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to tenant's rights to 2018 crop.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2018 due 2019. Buyer will be given a credit at closing for the 2018 real estate taxes due 2019 and will pay all taxes beginning with the spring 2019 installment and all taxes thereafter.

DITCHASSESSMENTS: Buyer(s) will pay the 2019 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: Haldeman 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. 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.