

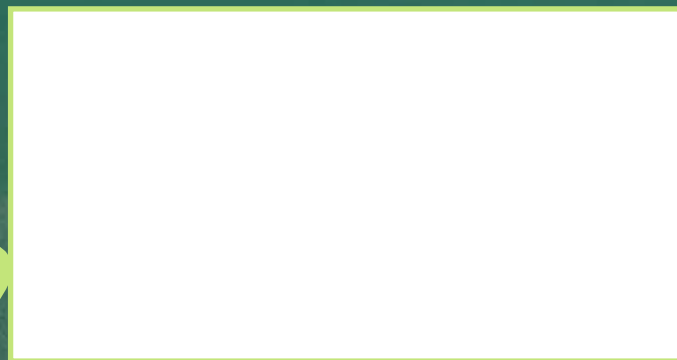
Marion Twp
Jasper County

ABSOLUTE
Auction

869^{+/-}
acres

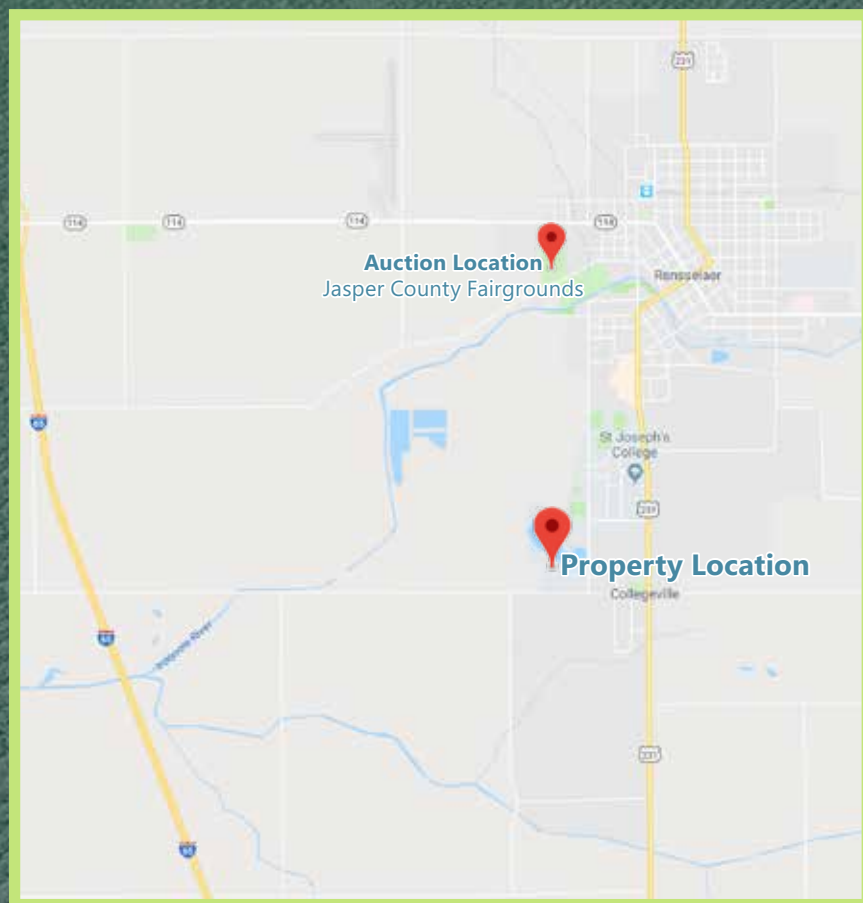
11 TRACTS

*Large Tracts of Productive Farmland
Recreational & Building Lots*



**October 29th
6:30 p.m. CST**

Jasper County Fairgrounds
Community Building



Tract Breakdown

869.2^{+/-} Total Acres

746.4^{+/-} Tillable

94.27^{+/-} Wooded

28.48^{+/-} Non-Tillable

2.5% Buyer's
Premium

PLACE BID

Online Bidding
Available



Marion Twp - Jasper County

ABSOLUTE
Auction

October 29th • 6:30 p.m. CST

Jasper County Fairgrounds Community Building
2671 W. Clark Street, Rensselaer, IN 47978

869^{+/-}
acres

11 TRACTS

*Large Tracts of Productive Farmland
Recreational & Building Lots*



Pat Karst
Huntington, IN
260.224.0415
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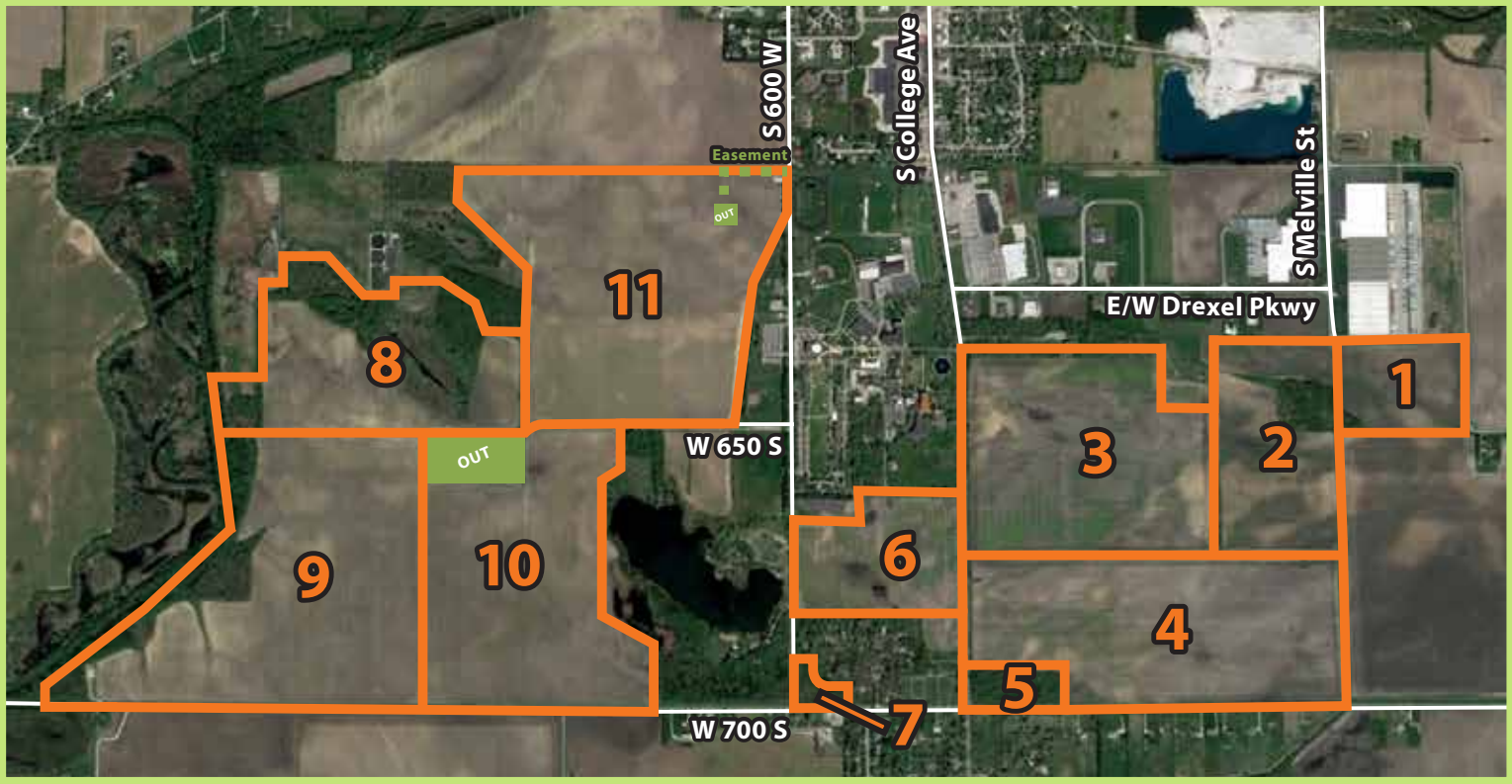


John Bechman
West Lafayette, IN
765.404.0396
jbechman@halderman.com



Owner: Farm Credit Services
Mid-America, FLCA
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# PJK-12250 (18)

800.424.2324 | halderman.com



Tract Information

Tract 1 - 26.83^{+/-} Acres
24.48^{+/-} Tillable, 1.34^{+/-} Wooded,
1.01^{+/-} Non-Tillable

Tract 2 - 56.60^{+/-} Acres
48.45^{+/-} Tillable, 6.05^{+/-} Wooded
2.1^{+/-} Non-Tillable

Tract 3 - 105.95^{+/-} Acres
101.05^{+/-} Tillable, 4.9^{+/-} Non-Tillable

Tract 4 - 116.9^{+/-} Acres
114.2^{+/-} Tillable, 2.7^{+/-} Non-Tillable

Tract 5 - 5.81^{+/-} Acres
5.7^{+/-} Wooded, 0.11^{+/-} Non-Tillable

Tract 6 - 43.56^{+/-} Acres
37.9^{+/-} Tillable, 5.66^{+/-} Non-Tillable

Tract 7 - 5.6^{+/-} Acres - All Wooded

Tract 8 - 85.3^{+/-} Acres
41.4^{+/-} Tillable, 43.9^{+/-} Wooded

Tract 9 - 162.35^{+/-} Acres
123.8^{+/-} Tillable, 31.67^{+/-} Wooded,
6.88^{+/-} Non-Tillable

Tract 10 - 115.3^{+/-} Acres
114^{+/-} Tillable, 1.3^{+/-} Non-Tillable

Tract 11 - 145.02^{+/-} Acres
141.2^{+/-} Tillable, 3.82^{+/-} Non-Tillable

Property Information

LOCATION
Surrounding St. Joe Campus,
0.5 miles South of Rensselaer

ZONING
Various zonings,
please contact for more information.

TOPOGRAPHY
Level to Gently Rolling

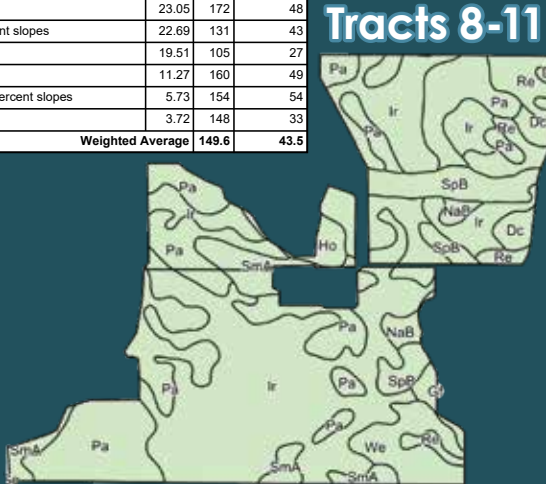
SCHOOL DISTRICT
Rensselaer Central
School Corporation

ANNUAL TAXES
\$16,170.98

DITCH ASSESSMENT
\$964.62

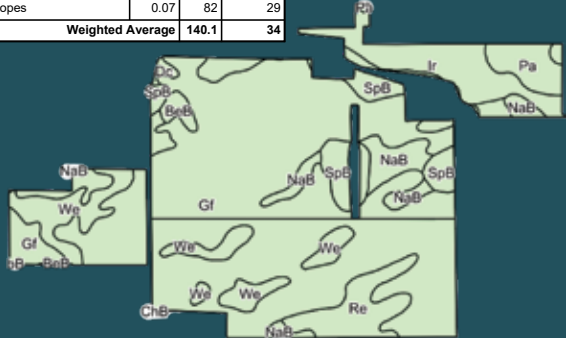
Soil Information

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
Ir	Iroquois fine sandy loam	180.85	170	47
Pa	Papineau sandy loam	120.79	150	46
SpB	Sparta sand, 2 to 6 percent slopes	25.87	82	25
NaB	Nesius fine sand, 1 to 3 percent slopes	24.38	95	30
Re	Rensselaer loam	23.05	172	48
Sma	Simonin loamy sand, 0 to 2 percent slopes	22.69	131	43
We	Watseka loamy fine sand	19.51	105	27
Dc	Darroch loam	11.27	160	49
Ho	Houghton muck, drained, 0 to 1 percent slopes	5.73	154	54
Gf	Gilford fine sandy loam	3.72	148	33
Weighted Average		149.6	43.5	



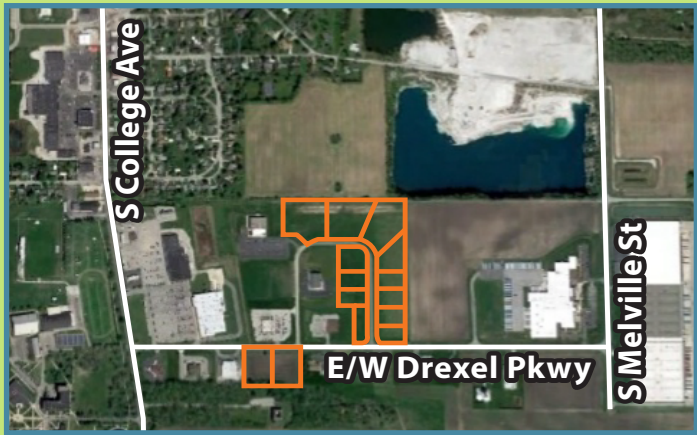
Tracts 1-7

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
Gf	Gilford fine sandy loam	217.01	148	33
We	Watseka loamy fine sand	28.28	105	27
Ir	Iroquois fine sandy loam	24.39	170	47
SpB	Sparta sand, 2 to 6 percent slopes	20.93	82	25
Re	Rensselaer loam	15.89	172	48
NaB	Nesius fine sand, 1 to 3 percent slopes	15.76	95	30
Pa	Papineau sandy loam	9.57	150	46
BeB	Brems loamy sand, 1 to 3 percent slopes	3.11	91	32
Dc	Darroch loam	1.19	160	49
ChB	Chelsea sand, 2 to 6 percent slopes	0.07	82	29
Weighted Average		140.1	34	



Also Available At Auction

October 29th • 3:30 p.m. CST • Jasper County Fairgrounds Community Building



**14 Ready to
Develop
Commercial
Lots**

Seller: Farm Credit Services
Mid-America, FLCA

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property ABSOLUTE at public auction on October 29, 2018. At 6:30 PM CST, 869.263 acres, more or less, will be sold at the Jasper County Fairgrounds Community Building, Rensselaer, IN. This property will be offered in eleven tracts as individual units, in combination, or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, shall constitute a binding contract between the Buyer 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 Pat Karst at 800-424-2324 or John Bechman at 765-404-0396 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. Tract splits and property boundaries are subject to government approval, which will be done at Buyer's cost.

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. 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.

BUYER'S PREMIUM: The buyer's premium is 2.5% of the purchase price.

APPROVAL OF BIDS: The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Quitclaim Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer. The 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 14, 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 to 2018 Crop.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

DITCH ASSESSMENTS: 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.

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. 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.