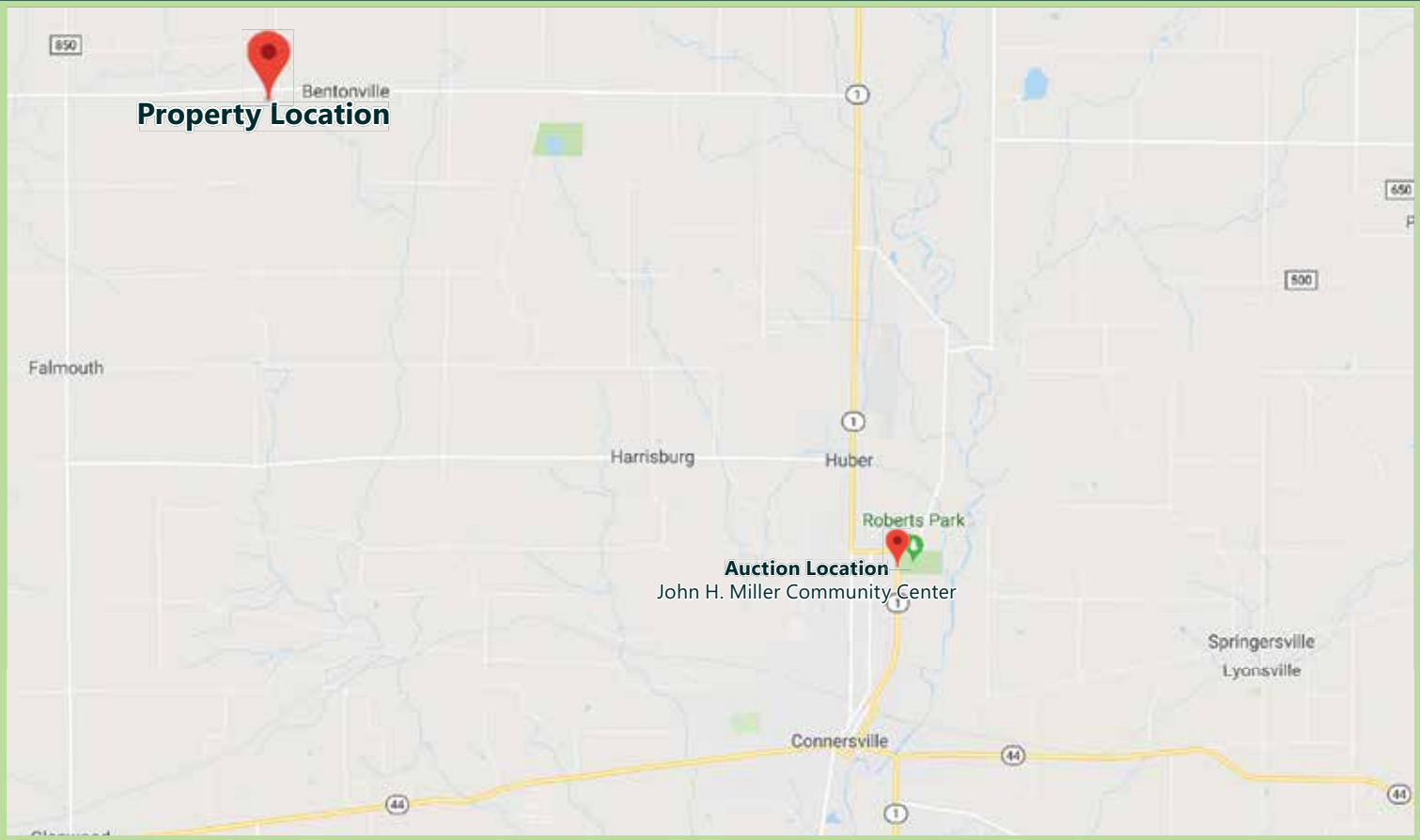




Terms & Conditions

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 February 7, 2019. At 6:30 PM, 1,129 acres, more or less, will be sold at the John H. Miller Community Center, Connersville, IN. This property will be offered in ten 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 Craig Springmier at 937-533-7126; Dave Bonnell at 812-343-4313 or Michael Bonnell at 812-343-6036, 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, Buyer(s) to receive all 2019 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 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Fayette County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties.

CLOSING: The closing shall be on or before March 7, 2019. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at signing of the purchase agreement. Possession of the buildings will be at closing, subject to the tenant's rights.

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.

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. 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.



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

P O Box 297

Wabash, IN 46992

Fayette County - Posey Township

Auction

February 7th • 6:30 p.m.

John H. Miller Community Center

Contiguous Large Tract of

Highly Productive Farmland

1,129^{+/-} Acres

10 TRACTS

Acreage Breakdown

1,129.7^{+/-} Total Acres

1,077.1^{+/-} Tillable

29.3^{+/-} Wooded

6.9^{+/-} Building Site

15.8^{+/-} Other

Inspections

January 15th & 17th, 1 - 3 p.m

Online Bidding
Available

PLACE BID



Property Information

LOCATION

1 mile west of Bentonville, IN

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Fayette County Schools

ANNUAL TAXES

\$46,788.38



Craig Springmier

Eaton, OH

937.533.7126

craigs@halderman.com



Dave Bonnell

Columbus, IN

812.343.4313

daveb@halderman.com



Michael Bonnell

Shelbyville, IN

812.343.6036

michaelb@halderman.com

Fayette County - Posey Township

Auction

February 7th • 6:30 p.m.

John H. Miller

Community Center

2900 N. Park Road

Connersville, IN 47331

1,129^{+/-} Acres

10 TRACTS

Contiguous Large Tract of

Highly Productive Farmland



Owner: RNP LLC

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# CLS-12281 (19)

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Tract 10 - 40[±] Total Acres
39[±] Tillable
1[±] Other

Building Information

(3) 7,000 bu. bins and 50'x48' flat barn with 24'x25' lean-to

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	Soybeans	Corn
By	Brookston silty clay loam, 0 to 2 percent slopes	294.86	51	173
CrA	Crosby silt loam, 0 to 2 percent slopes	194.03	46	138
FcA	Fincastle silt loam, 0 to 2 percent slopes	125.45	54	166
We	Westland silt loam	121.60	46	165
FeA	FincastleCrosby silt loams, 0 to 2 percent slopes	117.42	51	156
CrB1	Crosby silt loam, 2 to 4 percent slopes, slightly eroded	38.23	44	134
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	31.89	51	145
MmB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	31.43	47	135
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	24.48	44	134
FcB1	Fincastle silt loam, 2 to 6 percent slopes, slightly eroded	23.94	52	160
FeB	Fincastle and Crosby silt loams, 2 to 6 percent slopes	20.81	48	148
FeB2	Fincastle and Crosby silt loams, 2 to 6 percent slopes, eroded	18.93	47	143
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	16.84	53	149
WhA	Whitaker silt loam, 0 to 2 percent slopes	7.54	51	155
FcB2	Fincastle silt loam, 2 to 6 percent slopes, moderately eroded	7.28	51	155
MmC2	Miami silt loam, 6 to 12 percent slopes, moderately eroded	5.20	45	126
MmA	Miami silt loam, 0 to 2 percent slopes	4.68	51	145
RsA	Russell silt loam, 0 to 2 percent slopes	4.29	54	155
Gs	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	2.32	42	121
MsB3	Miami soils, 2 to 6 percent slopes, severely eroded	2.18	45	131
MmB1	Miami silt loam, 2 to 6 percent slopes, slightly eroded	1.60	49	140
MmC1	Miami silt loam, 6 to 12 percent slopes, slightly eroded	1.21	45	131
Br	Brookston silt loam, 0 to 2 percent slopes	0.76	61	174
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.60	44	127
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.37	54	156
Ho	Homer silt loam	0.19	34	106
CxCa	Cyclone silt loam, 0 to 2 percent slopes	0.08	65	185
Weighted Average			49.3	156.6