

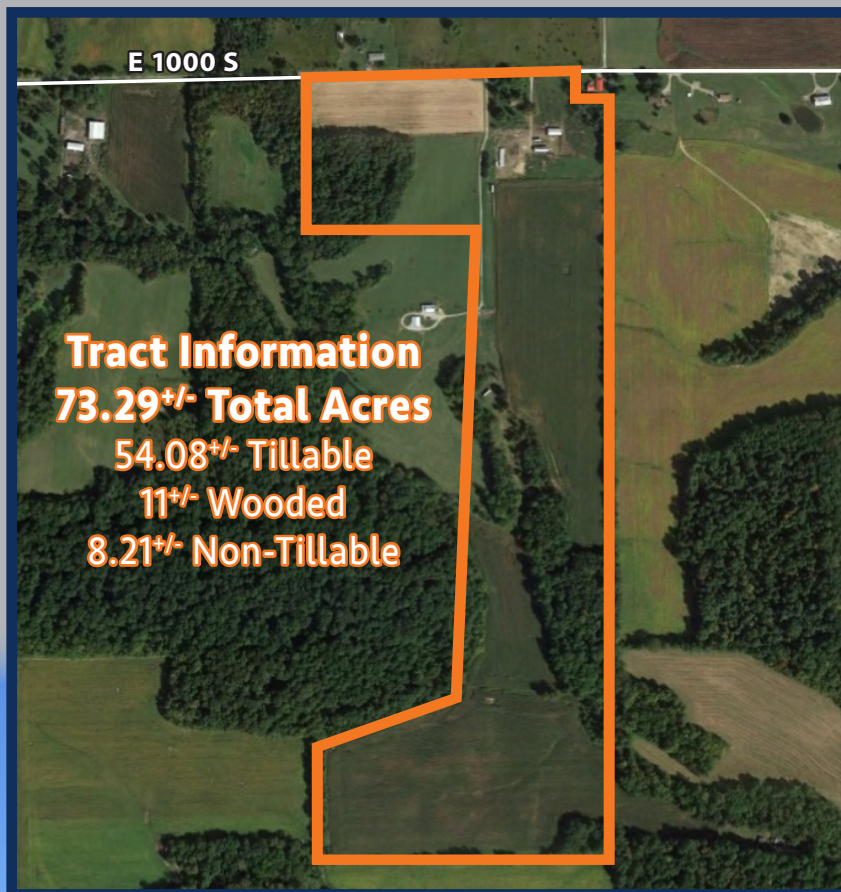
ONLINE ONLY Auction

Richland Twp, Rush County

at haldermanauction.com

SELLING ABSOLUTE!

Bidding Opens: March 6th 8 a.m. • Bidding Closes: March 7th 5 p.m.



Tract Information
73.29[±] Total Acres
54.08[±] Tillable
11[±] Wooded
8.21[±] Non-Tillable

Property Information

LOCATION

2 miles Southwest of
Andersonville
7927 E. 1000 S.
Rushville, IN 46173

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$1200 - *estimated*

SCHOOL DISTRICT

Rush County Schools

OPEN HOUSE

2/11 4 - 5:30 P.M.

ZONING

A-2

73[±] Acres

PRODUCTIVE ACRES, FENCED FOR LIVESTOCK



Rusty Harmeyer
Richmond, IN
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Dave Bonnell
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Michael Bonnell
Shelbyville, IN
812.343.6036
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Halderman-Harmeyer
Real Estate Services

Owner: Danny Miller Farm
HLS# RDH-12307 (19)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324
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Halderman-Harmeyer
Real Estate Services



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P O Box 297 | Wabash, IN 46992

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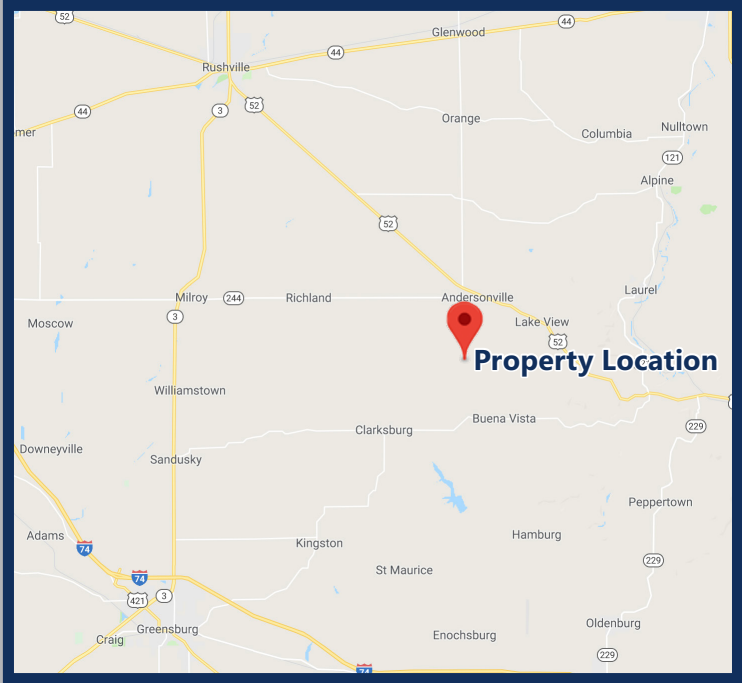
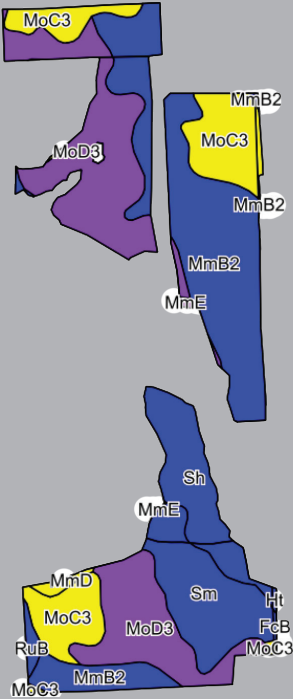
73^{+/-} Acres

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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
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	18.36	49	142
MoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	16.92	39	110
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	8.94	41	121
Sm	Sleeth silt loam, 0 to 2 percent slopes	7.00	51	147
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.61	43	125
RuB	Russell silt loam, 2 to 6 percent slopes	0.46	54	156
MmD	Miami silt loam, 12 to 18 percent slopes	0.41	41	116
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.27	41	121
MmE	Miami silt loam, 18 to 35 percent slopes	0.15	36	102
FcB	Fincastle silt loam, 1 to 3 percent slopes	0.06	52	160
Ht	Holton silt loam, occasionally flooded	0.06	34	116
Weighted Average		44.4	128.2	



**Full Terms & Conditions
Available at halderman.com.**

**AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277
HRES IN Lic. #AC69200019**

BIDDING AND REGISTRATION INFORMATION

BIDDER VERIFICATION: Bidding rights are provisional, and if identity verification is questionable, Halderman Real Estate Services, Inc. has the right to reject the registration, and bidding activity will be terminated. The Seller and Halderman Real Estate Services, Inc. reserve the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to Halderman Real Estate Services, Inc. or in their sole opinion detrimental to Bidding Activity, then Halderman Real Estate Services, Inc. reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the Bidder. When using the web site you must obey any and all local, state and federal laws. Violations will result in termination of web site use privileges.

****AUCTION END TIMES:** Halderman Real Estate Services, Inc. online only auctions are timed events and all bidding will close at specified time. However, our auctions also have what is called an 'Auto Extend' feature. Any bid placed within the final 5 minutes of an auction results in the auction automatically extending 5 additional minutes. The bidding will extend in 5 minute increments from the time the last bid is placed until there are no more bids, and the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid at the last second without having another opportunity to bid again.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: The minimum bid increase will be \$5,000. Halderman Real Estate Services, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of Halderman Real Estate Services, Inc. are final.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.