

ABSOLUTE AUCTION

Jefferson Township, Putnam County, IN

Tuesday, August 30 • 6:30 PM

496^{+/-} Total Acres • 7 Tracts

PRODUCTIVE CROPLAND



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 August 30, 2016. At 6:30 PM, 496.38 acres, more or less, will be sold at the Dixie Chopper Conference Center, Greencastle, IN. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid shall constitute a binding contract between the Buyer(s) and the Seller. 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 Dan Willoughby at 317-340-6392 or Todd Litten at 812-327-2466 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 Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, 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 Seller and the Buyer(s). The Seller 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(s). If a survey is completed, the purchase price for the surveyed tract(s) 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.

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: 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. Combination bids will not be split into separate purchase agreements.

DEED: The Seller will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Seller 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.

CRP: CRP payments will be prorated to the day of deed recording by Putnam 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. The CRP contracts are as follows: Tract 1: 3.7 acres with a payment of \$159.74 per acre, expires in 2018; Tract 2: 0.6 acres with a payment of \$185.35 per acre, expires in 2021; Tract 3: 0.5 acres with a payment of \$185.38 per acre, expires in 2021; Tract 4: 1.2 acres with a payment of \$227.80 per acre, expires in 2021; Tract 5: 5.8 acres with a payment of \$183.64 per acre, expires in 2020; Tract 6: 1.9 acres with a payment of \$155.00 per acre, expires in 2018.

FARM INCOME: The Seller will retain all 2016 farm income.

CLOSING: The closing shall be on or about October 29, 2016. The Seller has the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are \$14,600.46. The Seller will pay the 2016 taxes due and payable in 2017. Buyer(s) will pay the 2017 taxes due and payable in 2018 and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, Seller disclaims 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 Seller.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

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 Seller 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 Seller 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, Seller 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 Seller 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 Seller 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.

ABSOLUTE AUCTION

Tuesday, August 30 • 6:30 PM
Dixie Chopper Conference Center
102 Ballard Ln • Greencastle, IN 46135

496^{+/-} Total Acres • 7 Tracts

394.04^{+/-} Tillable • 68^{+/-} Wooded • 13.7^{+/-} CRP Acres

Jefferson Township, Putnam County, Indiana



PRODUCTIVE CROPLAND

Owner: Vionia M. Ogles Dorsett Trust

Dan Willoughby
Sheridan, Indiana
317-340-6392
danw@halderman.com

Todd Litten
Ellettsville, Indiana
812-327-2466
toddl@halderman.com

HALDERMAN
REAL ESTATE
SERVICES
HLS# DLW-11805 (16)
800.424.2324 | www.halderman.com

PROPERTY INFORMATION

LOCATION: 2 miles southeast of Mt. Meridian, IN, and 8 miles southeast of Greencastle, IN

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: South Putnam Community Schools

TAXES: \$14,600.46

TRACT INFORMATION

TRACT 1: 71[±] Acres, 67.35[±] Tillable, 3.7[±] CRP (according to USDA records)

TRACT 2: 54.83[±] Acres, 54.23[±] Tillable, 0.6[±] CRP

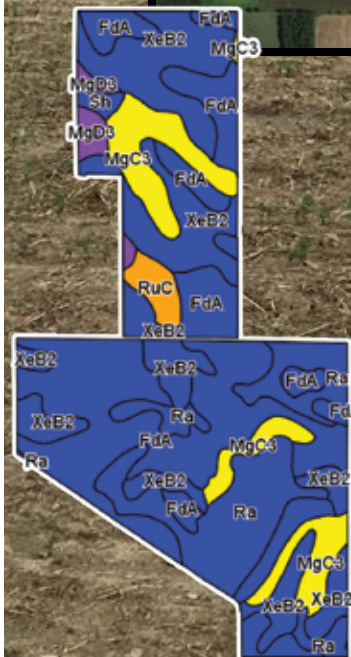
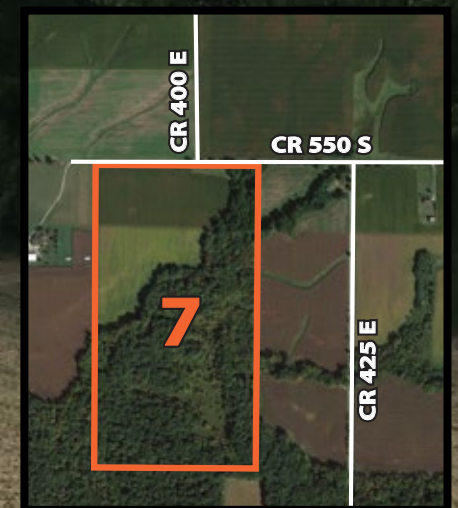
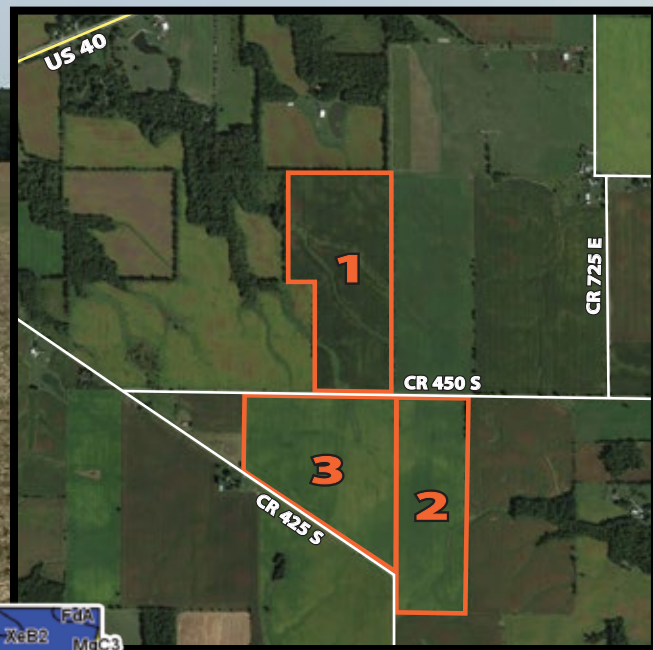
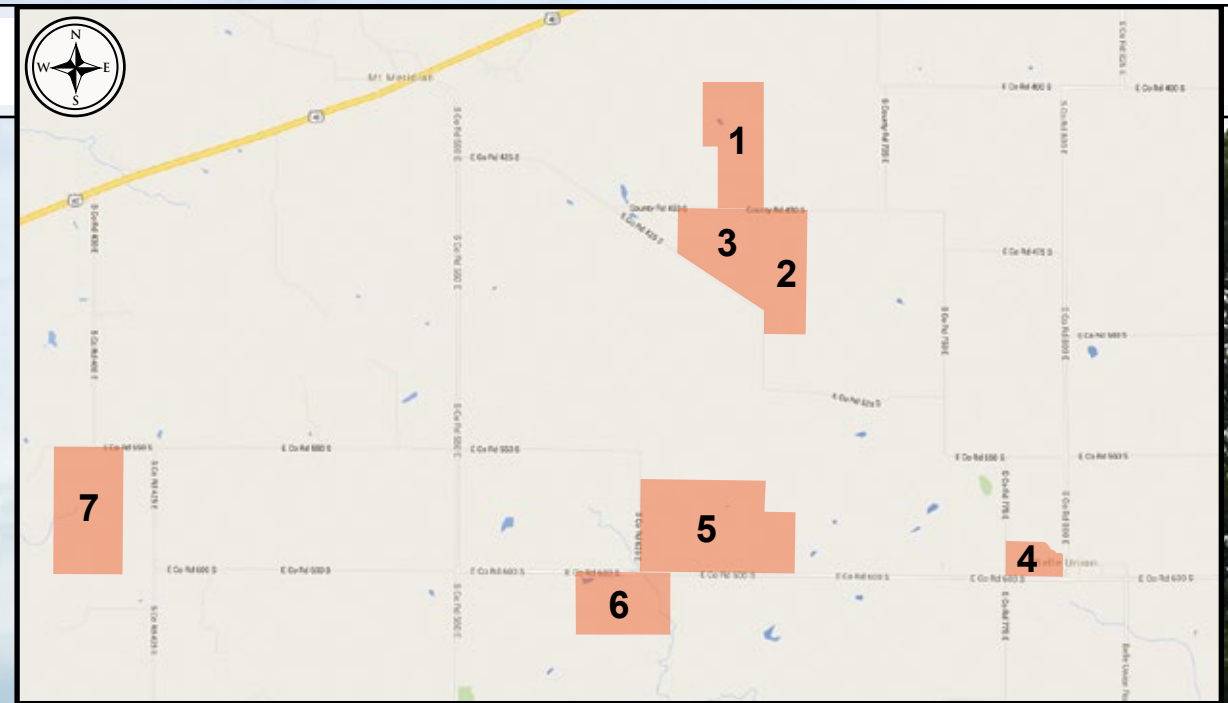
TRACT 3: 67.44[±] Acres, 65.34[±] Tillable, 0.5[±] CRP

TRACT 4: 22.5[±] Acres, 20.09[±] Tillable, 1.2[±] CRP

TRACT 5: 140[±] Acres, 125.12[±] Tillable, 5.8[±] CRP

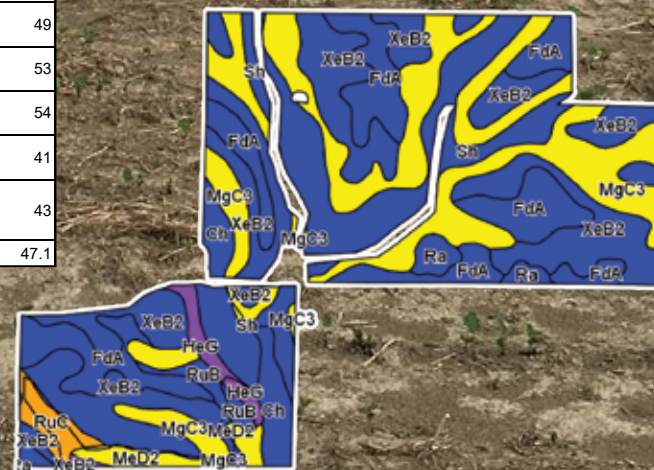
TRACT 6: 60[±] Acres, 37.93[±] Tillable, 13[±] Wooded, 1.9[±] CRP

TRACT 7: 80.61[±] Acres, 23.98[±] Tillable, 55[±] Wooded



Code	Soil Description	Acres	Corn	Soybeans
FdA	Fincastle silt loam, 1 to 3 percent slopes	77.02	148	49
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	50.48	152	53
Ra	Ragsdale silt loam	33.59	190	54
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	21.68	121	41
RuC	Russell silt loam, 6 to 12 percent slopes	3.95	145	51
MgD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	3.53	110	39
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.47	125	43
Weighted Average		152.4	49.8	

Code	Soil Description	Acres	Corn	Soybeans
Ch	Chagrin silt loam	8.74	120	42
FdA	Fincastle silt loam, 1 to 3 percent slopes	5.00	148	49
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	4.35	152	53
Ra	Ragsdale silt loam	2.09	190	54
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.75	121	41
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.36	125	43
Weighted Average		140.1	47.1	



Code	Soil Description	Acres	Corn	Soybeans
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	55.38	152	53
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	47.11	121	41
FdA	Fincastle silt loam, 1 to 3 percent slopes	33.26	148	49
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	24.63	125	43
Ch	Chagrin silt loam	11.26	120	42
MeD2	Miami silt loam, 12 to 18 percent slopes, eroded	3.67	116	40
RuC	Russell silt loam, 6 to 12 percent slopes	3.37	145	51
HeG	Hennepin loam, 25 to 50 percent slopes	3.12		
RuB	Russell silt loam, 2 to 6 percent slopes	3.08	155	54
Ra	Ragsdale silt loam	2.79	190	54
Weighted Average		135.3	46.2	



Code	Soil Description	Acres	Corn	Soybeans
XeA	Xenia silt loam, 0 to 2 percent slopes	11.29	154	54
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	4.78	125	43
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	4.40	121	41
RuB	Russell silt loam, 2 to 6 percent slopes	2.53	155	54
Wh	Whitaker silt loam	0.98	140	46
Weighted Average		141.7	49.1	