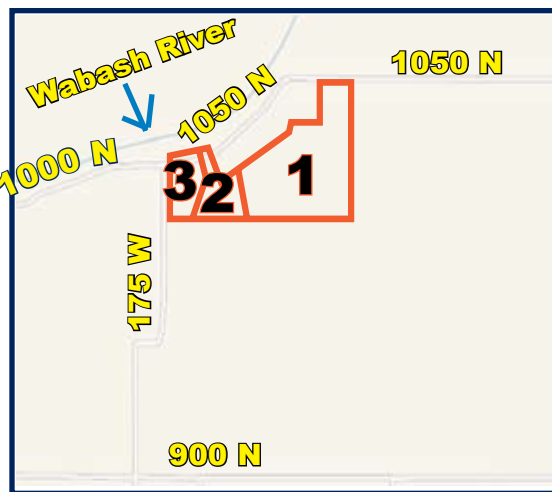
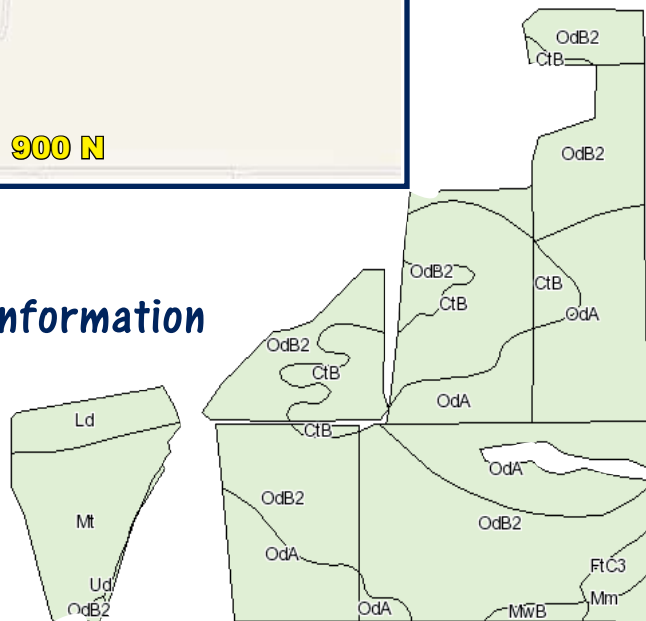


Location Maps



Soils Information

Code	Soil Description	Acres	Corn	Soybeans
OdB2	Ockley silt loam, 2 to 6 percent slopes, eroded	37.9	105	37
OdA	Ockley silt loam, 0 to 2 percent slopes	25.9	110	39
CtB	Coloma loamy sand, 2 to 10 percent slopes	13.5	55	19
Mt	Millsdale loam	8.5	105	37
Ld	Landes fine sandy loam, rarely flooded	3.2	100	35
FtC3	Fox gravelly clay loam, 6 to 15 percent slopes, severely eroded	1.2	70	25
Mm	Milford silty clay loam	0.9	135	47
MwB	Mudlavia gravelly sandy loam, 1 to 3 percent slopes	0.8	70	25
Ud	Udorthents, loamy	0.2		
Weighted Average			98.1	34.6



“Specialists in Farm Real Estate & Farm Management Since 1930”

Term & Conditions

- Method of Sale:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on June 22, 2009, at the Wabash & Erie Conference Center, Delphi, IN. Property will be offered as one total unit, in tracts or in combination. 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 Gary Bohlander at 765.794.0221, A.J. Jordan at 317.697.3086 or Larry Jordan at 765.473.5879 at least two days prior to the sale.
- Acreage:** The acreage listed in this brochure is an estimate taken from the county assessor's records, FSA records and/or aerial photographs.
- Survey:** No new survey will be provided unless one is required for marketable title. If the property sells in tracts or without adequate legal descriptions the cost of the survey will be shared 50-50.
- Possession:** Possession will be at the completion of the 2009 harvest subject to present tenant's rights.
- Farm Income:** At closing Buyer(s) of Tracts 1 and 3 will receive credit for the second half of the 2009 farm income in the amount of \$80.00 per tillable acre.
- Mineral Rights:** All mineral rights owned by the Sellers will be conveyed to the Buyer(s).
- Real Estate Taxes:** Real estate taxes for 2007 due and payable in 2008 were \$1,846.38. The Seller will pay the first half of the 2009 taxes payable in 2010. Buyer(s) will pay the second half of the 2009 taxes payable in 2010 and all real estate taxes thereafter.
- Property Inspection:** All potential Bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquires and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for Bidders' safety during any physical inspections of the property. No party shall be deemed to be an invitee of the Seller or HRES by virtue of the offering of the property for sale.
- Agency:** Halderman Real Estate Services and Metzger Auction Company and their representatives are exclusive agents of the Seller.
- Down Payment:** 10% of the accepted bid 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 Seller reserves 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.
- Deed:** The Sellers will provide a Warranty Deed at closing.
- Evidence of Title:** The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer(s) are responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to closing, and the Broker will return the Buyer's earnest money.
- Easements:** The sale of this property is subject to any and all easements of record.
- Closing:** The closing shall be on or about August 11, 2009. The Sellers have the choice to extend this date if necessary.
- 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 MATERIAL 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. Except for any express warranties set forth in the sale documents, Buyer(s) accept the property "AS IS," and Buyer(s) assume all risks thereof and acknowledge 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 or 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.



Gary Bohlander
Office: 765.794.0221
garyb@halderman.com



A.J. Jordan
Cell: 317.697.3086
ajj@halderman.com



Larry Jordan
Office: 765.473.5849
larryj@halderman.com