

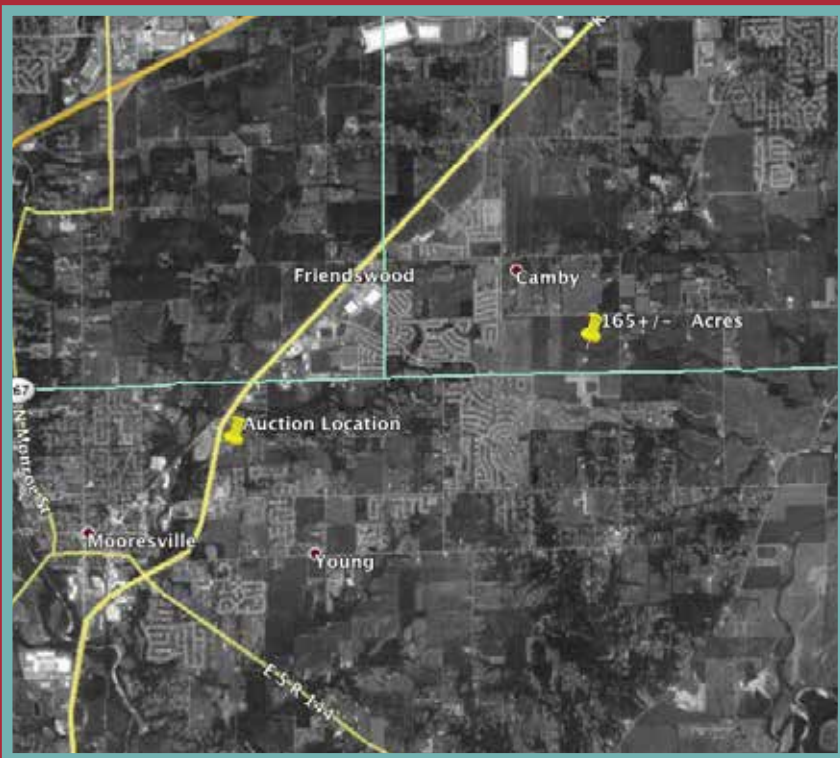
Auction

Marion County
 Decatur Township

Good quality crop land, future potential for development, 1/2 mile from Heartland Crossing golf course

165^{+/-} Acres

March 2 • 2 P.M. • Jones Crossing Banquet Center



Property Information

Location

2 3/4 miles east of SR 67 along north side of County Line Road near Mooresville

Topography

Level to Gently Rolling

Schools

Decatur Twp Schools

164.99^{+/-} Acres
 120.4^{+/-} Tillable, 15^{+/-} Wooded, 2^{+/-} Other

PLACE BID Online Bidding Available



Auction

March 2 • 2 P.M.

Jones Crossing Banquet Center
 4161 E. Allison Road, Camby, IN 46113

165^{+/-} Acres



Good quality crop land, future potential for development, 1/2 mile from Heartland Crossing golf course



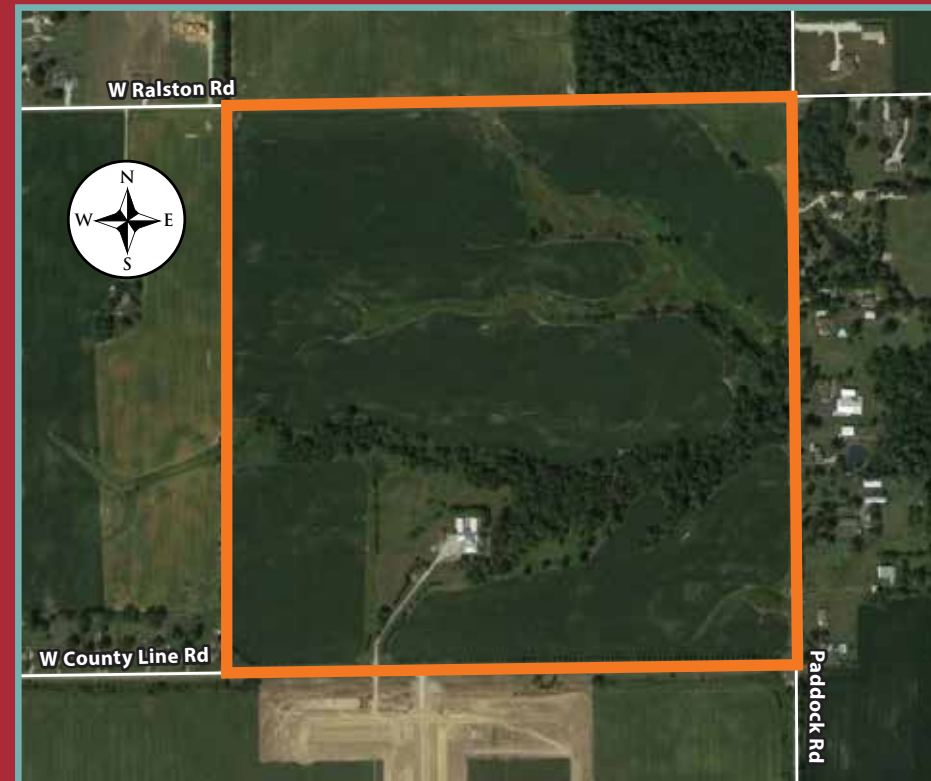
Todd Litten
 Ellettsville, IN
 812.327.2466
 ToddL@halderman.com

Open Houses

February 7 & 21 • 3-5 p.m.

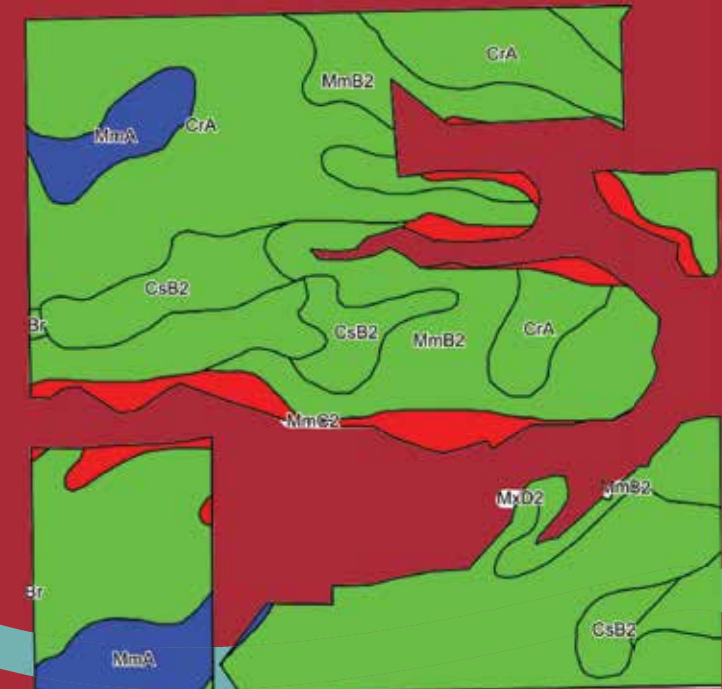
7610 County Line Road, Indianapolis, IN 46113

~9,800 square foot vacant multi-use facility;
24' x 40' pole barn with concrete floor and electric service



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
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	67.49	154	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	27.89	142	49
CsB2	CrosbyMiami silt loams, 2 to 4 percent slopes, eroded	9.59	138	46
MmA	Miami silt loam, 0 to 2 percent slopes, gravelly substratum	7.75	115	40
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	7.53	133	47
Br	Brookston silty clay loam, 0 to 2 percent slopes	0.14	173	51
Weighted Average			146.1	49.2



Terms & Conditions

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU1000277

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on March 2, 2018 at 2:00 PM, 164.99 acres, more or less, will be sold at the Jones Crossing Banquet Center, 4161 E. Allison Road, Camby, IN. This property will be offered as one tract. 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 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 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: 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 at buyer's expense. The Buyer 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.

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 the appropriate Deed to convey clear title 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 is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

BUYER'S PREMIUM: The buyer's premium is 3% of the purchase price.

CLOSING: The closing shall be on or before April 4, 2018 at 2:00 PM at the offices of First American Title Insurance Company in Indianapolis, Indiana. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Wednesday, February 7, 2018 from 3:00 – 5:00 PM EST; Wednesday, February 21, 2018 from 3:00 – 5:00 PM EST

POSSESSION: Possession of land and buildings will be at closing.

ZONING: UQ-1 The sale of this property is not contingent on any rezoning.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing and will be determined by the Marion County Assessor/Treasurer's Office.

DITCH ASSESSMENTS: Ditch assessments will be prorated to the day of closing and will be determined by the Marion County Assessor/Treasurer's Office.

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. Conduction 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.