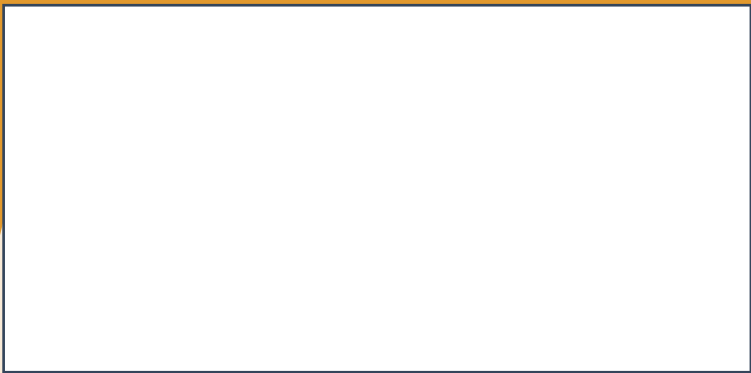


Wayne, Harrison & Ray Townships
 Owen & Morgan Counties



Auction

677+/- 9 TRACTS Acres

**Excellent Quality
 Combination Grain
 and Livestock Farm**

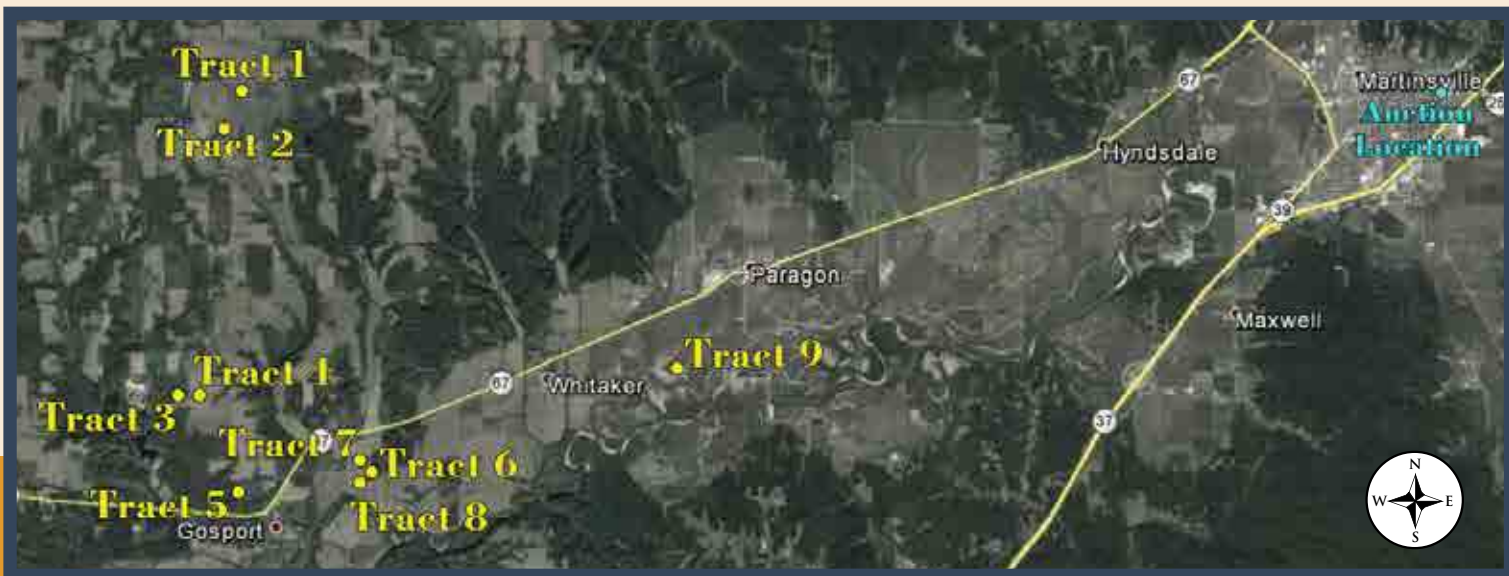
January 9, 2018 • 6:30 P.M. • Morgan County Fairgrounds Auditorium

677.76+/- Acres | 9 Tracts

497.55+/- Tillable, 106.3+/- Non-Tillable
 54+/- Wooded, 19.91+/- Other

Property Information

Location: North and East of Gosport
Zoning: Agricultural
Topography: Level to Gently Rolling
Schools: Spencer-Owen Community Schools
Annual Taxes: \$19,338



Auction

**Excellent Quality
 Combination Grain
 and Livestock Farm**

January 9, 2018 • 6:30 P.M.

Morgan County Fairgrounds Auditorium
 1749 Hospital Dr, Martinsville, IN 46151

677+/- 9 TRACTS Acres



Todd Litten
 Ellettsville, IN
 812.327.2466
 ToddL@halderman.com



Online Bidding Available

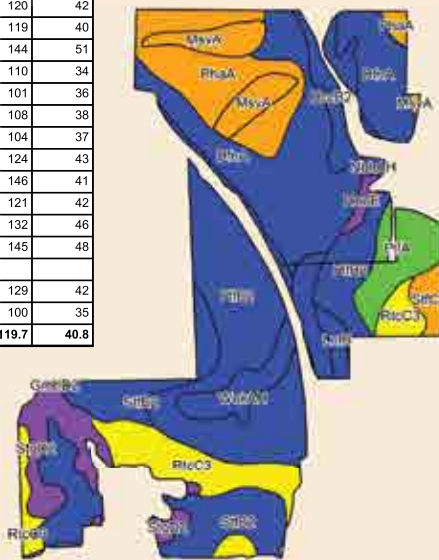


1 & 2 Tract and Soil Information

Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
PfIB2	Pike silt loam, 2 to 6 percent slopes, eroded	34.08	120	42
DfnA	Dubois silt loam, 0 to 2 percent slopes	31.16	119	40
StfB2	Stinesville silt loam, 2 to 6 percent slopes, eroded	19.84	144	51
PhaA	Peoga silt loam, 0 to 1 percent slopes	14.69	110	34
RtcC3	Ryker silt loam, 6 to 12 percent slopes, severely eroded	14.65	101	36
StgD2	StinesvilleRykerGrayford silt loams, karst, hilly, eroded	8.31	108	38
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	8.17	104	37
PfIA	Pike silt loam, 0 to 2 percent slopes	6.73	124	43
MsvA	Montgomery silty clay loam, 0 to 1 percent slopes	6.66	146	41
HccB2	Haubstadt silt loam, 2 to 6 percent slopes, eroded	4.82	121	42
StfC2	Stinesville silt loam, 6 to 12 percent slopes, eroded	2.18	132	46
LnfB	Lieber silt loam, 2 to 4 percent slopes	1.62	145	48
HeoE	Hickory silt loam, 18 to 25 percent slopes	0.94		
NbhAH	Newark silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.76	129	42
GmhD2	GrayfordRyker silt loams, 12 to 18 percent slopes, eroded	0.18	100	35
Weighted Average		119.7	40.8	

Tract 1: 95^{+/-} Acres
85.7^{+/-} Tillable, 9.3^{+/-} Non-Tillable

Tract 2: 85.25^{+/-} Acres
71.8^{+/-} Tillable, 12^{+/-} Wooded, 1.45^{+/-} Other



6, 7, 8 & 9 Tract and Soil Information

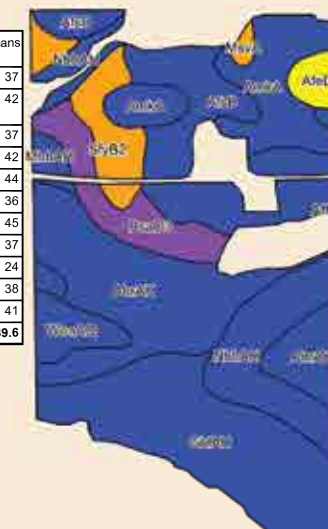
Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
GblAH	Gessie silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	18.57	106	37
AhrAK	Armstrong silty clay loam, 0 to 2 percent slopes, occasionally flooded, brief duration	18.49	128	42
AfSB	AlvinPrinceton fine sandy loams, 2 to 6 percent slopes	12.99	106	37
NbhAH	Newark silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	9.73	129	42
AmkA	Ayrshire fine sandy loam, 0 to 2 percent slopes	8.84	135	44
PsaD3	Pottersville silt loam, 12 to 18 percent slopes, severely eroded	5.41	101	36
StfB2	Stinesville silt loam, 2 to 6 percent slopes, eroded	4.82	127	45
WeaAQ	Wea, sandy substratumElston complex, 0 to 2 percent slopes, rarely flooded	2.70	130	37
AfED	AlvinBloomfield loamy sands, 12 to 18 percent slopes	1.67	66	24
MhhAH	McAdoo silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	1.03	108	38
MsvA	Montgomery silty clay loam, 0 to 1 percent slopes	0.49	146	41
Weighted Average		117.6	39.6	

Tract 6: 5.3^{+/-} Acres
2^{+/-} Wooded, 3.3^{+/-} Other
Includes 2200 sf, 2 story farm home

Tract 7: 34.5^{+/-} Acres
28.2^{+/-} Tillable, 4.3^{+/-} Wooded, 2^{+/-} Other
With 38' x 90' steel barn with electricity, concrete floor; 30' x 60' open pole shed with dirt floor; 3 grain bins, aeration floors and fans, unload augers, opper bottom bin; ~24,500 bu grain storage

Tract 8: 61.7^{+/-} Acres
54.5^{+/-} Tillable, 7.2^{+/-} Other

Tract 9: 113.3^{+/-} Acres
108.6^{+/-} Tillable, 2.7^{+/-} Wooded, 2^{+/-} Other



Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
Ge	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	78.48	121	42
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	32.14	125	43
Weighted Average		122.2	42.3	

Open Houses Held at Tract 6
6588 Lingle Road, Gosport, IN 47433
December 20 • 3-5 p.m.
December 30 • 1-3 p.m.

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 January 9, 2018 at 6:30 PM, 677.76 acres, more or less, will be sold at the Morgan County Fairgrounds Auditorium, 1749 Hospital Drive, Martinsville, IN. This property will be offered in nine 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 Todd Litten at 812-876-1045 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.

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 Trustee's 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.

CLOSING: The closing shall be on or before February 28, 2018. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and building will be at closing, EXCEPT for the grain bins. Possession of the grain bins will be subject to the tenant's rights until July 1st, 2018.

REAL ESTATE TAXES: Real estate taxes are \$19,338. The Sellers will pay real estate taxes for 2017 due 2018. Buyer will be given a credit at closing for the 2017 real estate taxes due 2018 and will pay all taxes beginning with the spring 2018 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.

3 & 4 Tract and Soil Information

Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
StfC2	Stinesville silt loam, 6 to 12 percent slopes, eroded	55.93	132	46
StfB2	Stinesville silt loam, 2 to 6 percent slopes, eroded	33.74	144	51
StgC2	StinesvilleRykerGrayford silt loams, karst, rolling, eroded	2.83	132	47
RtcC3	Ryker silt loam, 6 to 12 percent slopes, severely eroded	0.69	101	36
GmcE2	Grayford silt loam, 18 to 25 percent slopes, eroded	0.56		
Weighted Average		135.3	47.5	

Tract 3: 80^{+/-} Acres
77.3^{+/-} Tillable, 2.7^{+/-} Other

Tract 4: 80^{+/-} Acres
16.45^{+/-} Tillable, 5^{+/-} Wooded, 58^{+/-} Pasture, 0.55^{+/-} Other



5 Tract and Soil Information



Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
StfB2	Stinesville silt loam, 2 to 6 percent slopes, eroded	31.58	144	51
StfC2	Stinesville silt loam, 6 to 12 percent slopes, eroded	12.77	132	46
StgC2	StinesvilleRykerGrayford silt loams, karst, rolling, eroded	6.17	132	47
GmcD3	Grayford silt loam, 12 to 18 percent slopes, severely eroded	1.05	84	30
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.99	104	37
RtcC3	Ryker silt loam, 6 to 12 percent slopes, severely eroded	0.79	101	36
OfeB	Olephant silt loam, 1 to 3 percent slopes	0.72	147	51
HccB2	Haubstadt silt loam, 2 to 6 percent slopes, eroded	0.45	121	42
GmhD2	GrayfordRyker silt loams, 12 to 18 percent slopes, eroded	0.42	100	35
Weighted Average		136.9	48.3	

Tract 5: 122.71^{+/-} Acres
55^{+/-} Tillable, 39^{+/-} Pasture, 28^{+/-} Wooded, 0.71^{+/-} Other