

REAL ESTATE AUCTION

CLODFELTER FARM - MONROE TOWNSHIP - PUTNAM COUNTY

120.71± TOTAL ACRES

91.86± TILLABLE ACRES - WOODS



Thursday, May 4th, 6:30 p.m.

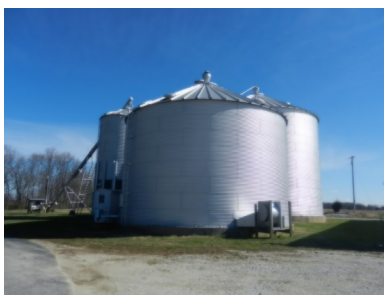
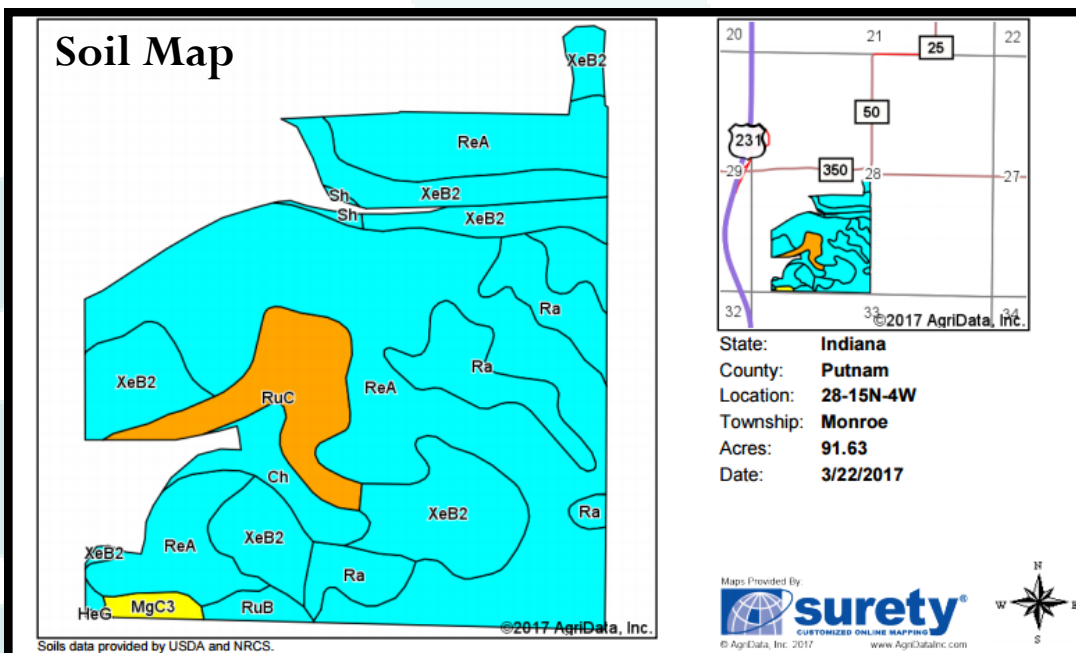
Auction to be held at the Bainbridge Community Building,
201 North Grant Avenue, Bainbridge, IN 46105



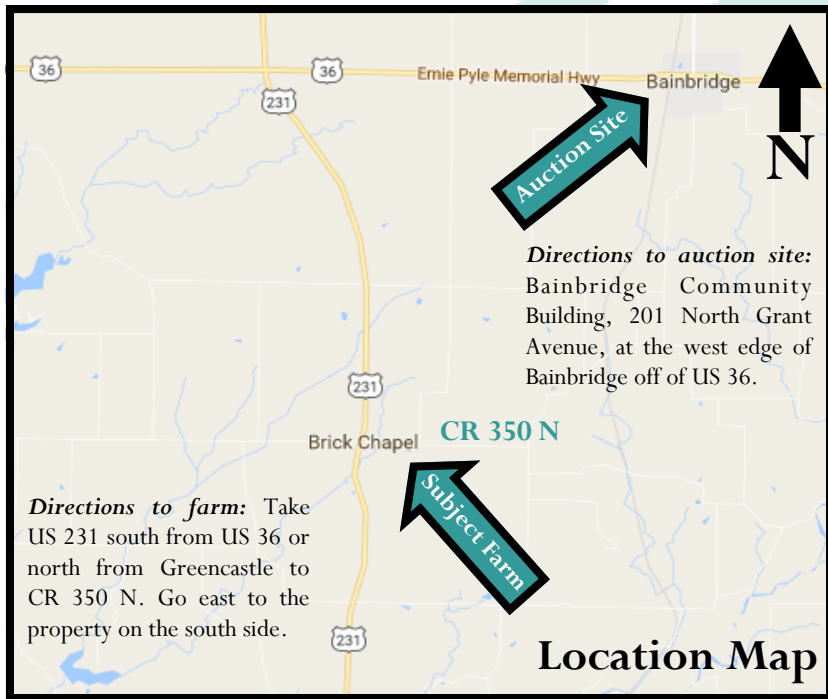
Parcel One: 24.16± acres; mostly woods; beautiful building site(s)

Parcel Two: 96.55± total acres; 91.86± tillable acres; primarily Reesville, Xenia, & Ragsdale soils; 158.7 overall productivity index; good producing farmland; 50'x90' pole barn; 3 bins with 63,000± bushel total capacity

Farm offered in two parcels & in its entirety



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Grass legume hay	Pasture	Winter wheat	Tall fescue	Kentucky bluegrass	Orchardgrass alfalfa hay	Orchardgrass red clover hay
ReA	Reesville silt loam, 0 to 2 percent slopes	49.28	53.8%		Ilw	161	53	5	10	70	5	4		4
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	20.86	22.8%		Ile	152	53	4	10	68	1			1
Ra	Ragsdale silt loam	9.25	10.1%		Ilw	190	54	6	13	76				
RuC	Russell silt loam, 6 to 12 percent slopes	6.84	7.5%		Ille	145	51	5	10	73				
Ch	Chagrín silt loam	3.07	3.4%		Ilw	120	42							
RuB	Russell silt loam, 2 to 6 percent slopes	1.08	1.2%		Ile	155	54	5	10	78				
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.92	1.0%		Ive	121	41	4	8	54				
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.33	0.4%		Ilw	125	43			1				
Weighted Average						158.7	52.4	4.7	9.9	67.7	2.9	2.2	2.2	2.4



TERMS OF AUCTION

- TERMS:** Successful buyer to pay 10% down auction day with balance due on or before June 5, 2017.
- CASH RENT:** Cash rent for 2017 to be prorated to day of closing at \$215.00 per acre.
- TAXES:** Real estate taxes to be prorated to day of closing.
- FINAL BID:** Property to sell subject to the final confirmation of the sellers.
- POSSESSION:** Day of closing for barn & non-tillable land, upon harvesting of crops & subject to tenant's rights for grain bins & tillable land.
- SURVEY:** Auction parcels will be surveyed to determine actual acreage amounts at the seller's expense.
- IMPROVEMENTS:** All improvements to be sold in "AS IS" condition.
- INSPECTIONS:** Call LAWSON & CO. at 317-745-6404.

Owners: Michael, Steven, & Daniel Clodfelter & Marilynne Phipps

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