

Republican Township, Jefferson County

AUCTION

Excellent Timber, 40 Acres Classified Forest

98.5^{+/-} Acres • 3 Tracts

May 17th • 6:30 PM

**Mid American Science Park
821 S. Lake Road • Scottsburg, IN 47170**

Location

**South side of SR 56 and
West of CR 1066 West**

Zoning

Agricultural

Topography

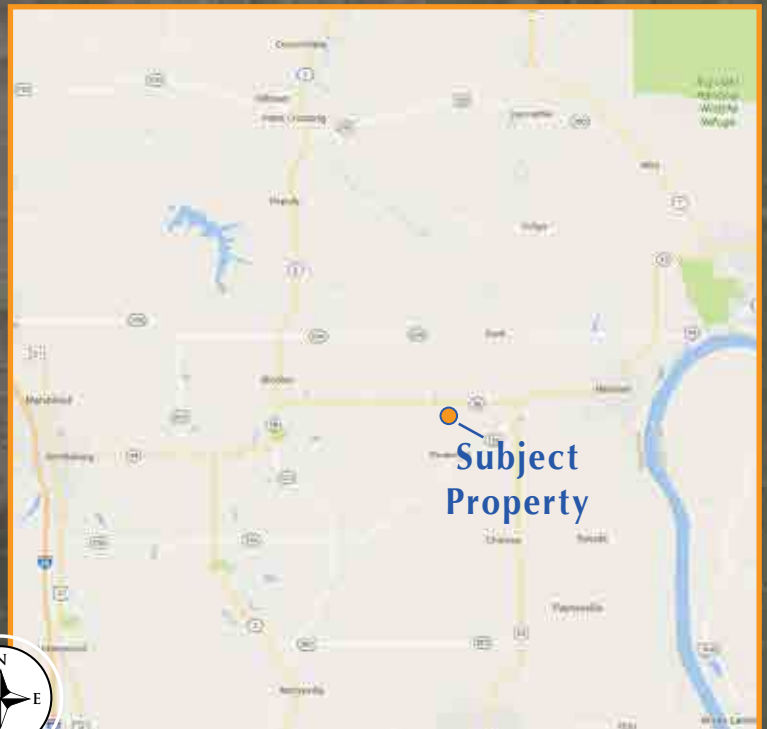
Gently Rolling to Rolling

Schools

Southwest Jefferson Consolidated

Annual Taxes

72.77 acres = \$368.64/year



Tract Information

Tract 1

40.0^{+/-} Classified Forest Acres

Tract 2

48.5^{+/-} Wood Acres

Tract 3

8.7^{+/-} Tillable Acres • 1.3^{+/-} Wood Acres

Timber report available on request



Dave Bonnell
Columbus, IN
812.343.4313
daveb@halderman.com



Michael Bonnell
Greenfield, IN
812.343.6036
michaelb@halderman.com

Owner: Robert & Therese Manaugh

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HLS# MDB-11977 (17)

800.424.2324 | www.halderman.com

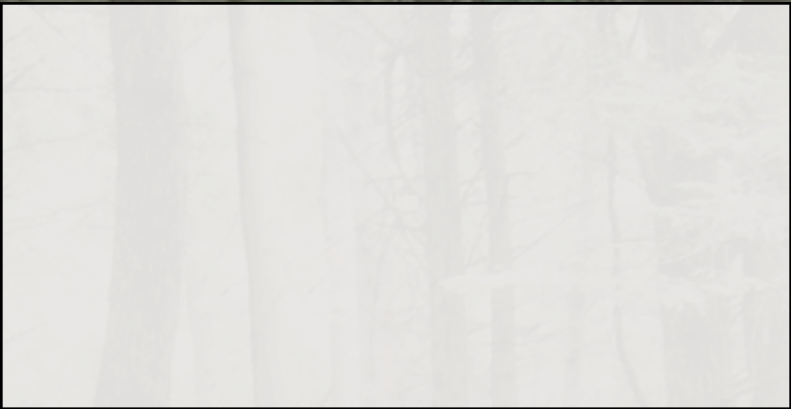
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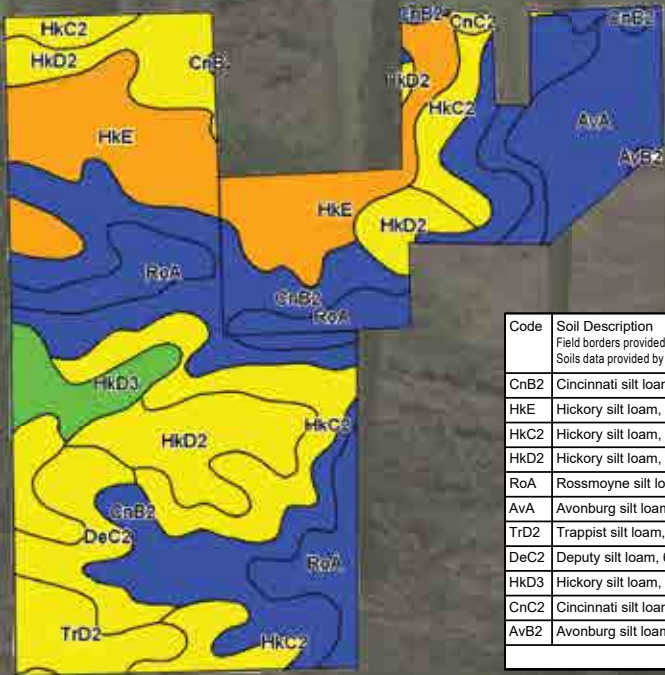
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Excellent Timber
40 Acres Classified Forest



Soils Information

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn	Soybeans
CnB2	Cincinnati silt loam, 2 to 6 percent slopes, eroded	22.69	23.5%	130	46
HkE	Hickory silt loam, 18 to 45 percent slopes	15.40	15.9%		
HkC2	Hickory silt loam, 6 to 12 percent slopes, eroded	13.71	14.2%	130	46
HkD2	Hickory silt loam, 12 to 18 percent slopes, eroded	12.31	12.7%	110	39
RoA	Rossmoyne silt loam, 0 to 2 percent slopes	11.58	12.0%	135	47
AvA	Avonburg silt loam, 0 to 2 percent slopes	7.16	7.4%	145	49
TrD2	Trappist silt loam, 12 to 18 percent slopes, eroded	5.55	5.7%	60	21
DeC2	Deputy silt loam, 6 to 12 percent slopes, eroded	4.57	4.7%	120	42
HkD3	Hickory silt loam, 12 to 18 percent slopes, severely eroded	3.28	3.4%	105	37
CnC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	0.33	0.3%	114	40
AvB2	Avonburg silt loam, 2 to 4 percent slopes, eroded	0.12	0.1%	132	45
Weighted Average				103.1	36.2

 **DOWNLOAD!**
Halderman Real Estate App



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on May 17, 2017, at 6:30 PM, 98.5 acres, more or less, will be sold at Mid-American Science Park, Scottsburg, IN. This property will be offered in three tracts as individual units, as a whole farm 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 Dave Bonnell at 812-343-4313 or Michael Bonnell at 812-343-6036 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 Warranty 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 about June 28, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of tracts 1 & 2 will be at closing. Possession of tract 3 will be on night of auction upon execution of the purchase agreement and lease agreement for the 2017 crop year, to be used in the event that closing does not occur.

REAL ESTATE TAXES: Seller will pay the 2016 due and payable in 2017. Buyer(s) will pay the 2017 due and payable in 2018 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.