

AUCTION

Productive Farmland

Union Twp

Fulton County



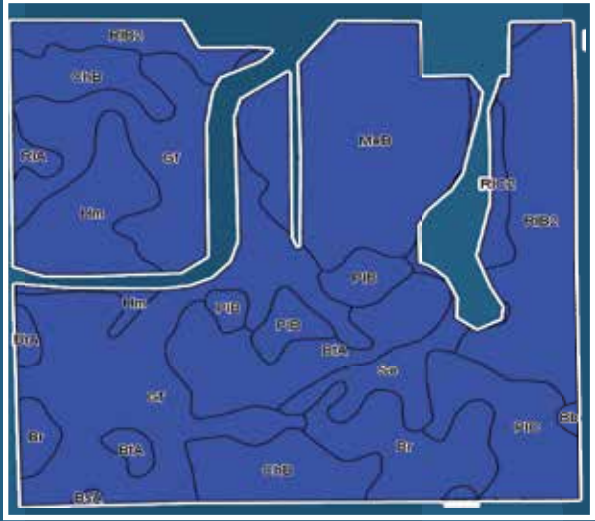
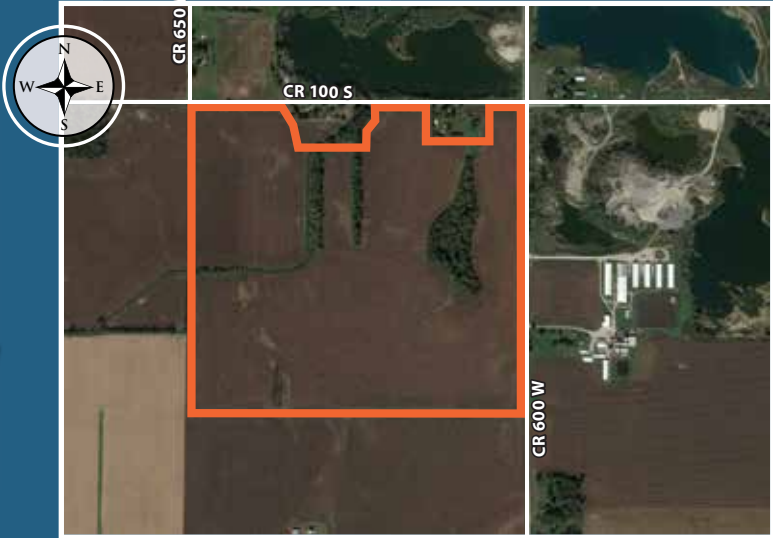
152^{+/-} Acres • 1 Tract
137^{+/-} Tillable • 14^{+/-} Wooded

MONDAY, MARCH 13TH • 6:30 PM

Wayne Township Fire Department
7315 S State Road 17 • Kewanna, IN 46939

Property Details

Location: 4 miles northeast of Kewanna, IN
Zoning: Agricultural
Topography: Gently Rolling
School District: Rochester Community School Corporation
Annual Taxes: \$4,447.44



Code	Soil Description	Acres	Soybeans	Corn
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
GF	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	36.74	42	150
MeB	Metea loamy sand, 2 to 6 percent slopes	22.32	39	110
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes, eroded	19.35	42	122
BtA	Brems loamy sand, 0 to 3 percent slopes	11.68	32	91
ChB	Chelsea fine sand, 2 to 6 percent slopes	10.28	30	85
Br	Brady sandy loam	9.12	35	124
Hm	Houghton muck, drained	8.53	40	150
PIC	Plainfield sand, 6 to 12 percent slopes	7.76	22	64
Se	Sebewa sandy clay loam	4.82	44	160
PIB	Plainfield sand, 2 to 6 percent slopes	4.79	25	73
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	1.71	40	112
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	0.86	49	140
Bb	Barry loam	0.30	49	175
BsA	Branch loamy sand, 0 to 2 percent slopes	0.19	44	126
Weighted Average		37.6	120.5	

Owner: Lois M. Wilson Estate



Online Bidding
is Available

HALDERMAN
REAL ESTATE
SERVICES

HLS# AJJ-11947 (17)
800.424.2324 | www.halderman.com

AUCTION REPRESENTATIVES



AJ Jordan

Peru, IN

317-697-3086

ajj@halderman.com

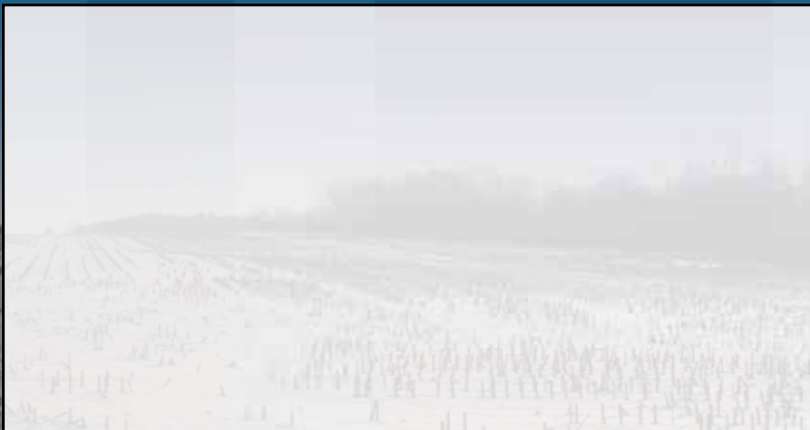


Larry Jordan

Peru, IN

765-473-5849

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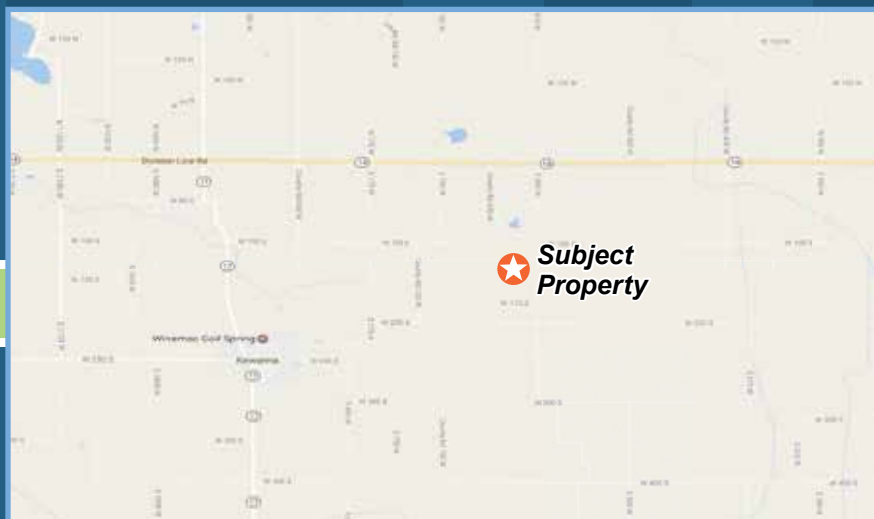


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Real Estate App**

Available on Android & Apple iOS



Productive Farmland



AUCTION

Union Twp, Fulton County

March 13TH • 6:30pm

**152^{+/-} Acres
1 Tract**

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 March 13, 2017, at 6:30 PM, 152 acres, more or less, will be sold at the Wayne Township Fire Department, Kewanna, 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 Seller. 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 AJ Jordan at 317-697-3086 or Larry Jordan at 765-473-5849 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: A new survey has been completed.

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 Seller reserve the right to accept or reject any and all bids. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Fulton County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties.

CLOSING: The closing shall be on or about April 28, 2017. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes were \$4,447.44. The Seller will pay real estate taxes for 2016 due 2017. Buyer will pay all real estate taxes and assessments for 2017 due 2018 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.

IRRIGATION SYSTEM: The property has been irrigated by a pivot owned by the adjoining owner to the south. In the event a mutual agreement is not reached with the owner to the south prior to closing to continue to irrigate the property, the pivot will be moved south on to the adjoining property. The irrigation system is not included with the sale of the property.

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.