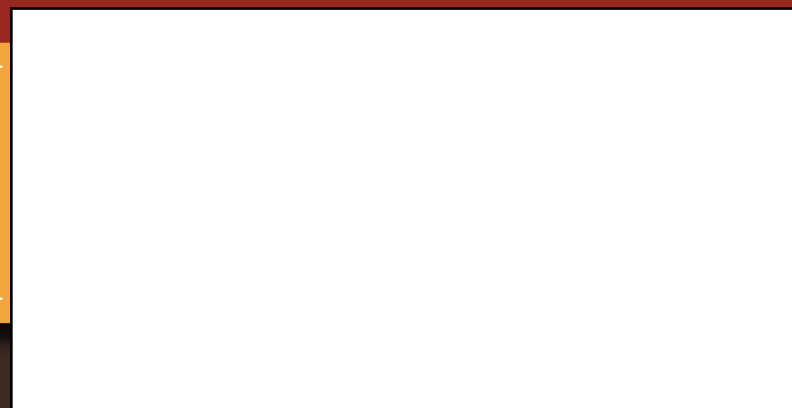


AUCTION

CENTER TOWNSHIP • STARKE COUNTY • IN



FEBRUARY 1, 2017 | 6:30 PM CST

4
TRACTS

654^{+/-} ACRES



PRODUCTIVE FARMLAND
TWO CENTER PIVOT IRRIGATORS
WOODED RECREATIONAL LAND

PROPERTY INSPECTIONS: JAN. 6 & JAN. 28 • 1-3 PM CST

LARRY SMITH
LA PORTE, IN
219-362-4041
LARRYS@HALDERMAN.COM

JULIE MATTHYS
NEW CARLISLE, IN
574-310-5189
JULIEM@HALDERMAN.COM

HALDERMAN
REAL ESTATE
SERVICES
HLS# LAS-11923 (17)
800.424.2324 | www.halderman.com

FEBRUARY 1, 2017 | 6:30 PM CST

AUCTION

CENTER TOWNSHIP • STARKE COUNTY • INDIANA

KNOX COMMUNITY CENTER | 55 EAST LAKE ST | KNOX, IN

654^{+/-} ACRES

4
TRACTS

545^{+/-} TILLABLE | 68^{+/-} WOODED | 18^{+/-} CRP

PRODUCTIVE FARMLAND
TWO CENTER PIVOT IRRIGATORS
WOODED RECREATIONAL LAND



LARRY SMITH
LA PORTE, IN
219-362-4041
LARRYS@HALDERMAN.COM



JULIE MATTHYS
NEW CARLISLE, IN
574-310-5189
JULIEM@HALDERMAN.COM

OWNERS: CAROLYN MELKA AND ELLEN WOOLFSON

HALDERMAN
REAL ESTATE
SERVICES
HLS# LAS-11923 (17)

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PLACE BID

Online Bidding Available

PROPERTY INFORMATION

LOCATION: 1/4 mile northeast of Knox, 1/2 mile east of US 35, between CR 25 N & CR 100 N

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOL DISTRICT: Knox Community Schools

ANNUAL TAXES: \$15,265.42

TRACT DETAILS

TRACT 1: 117.96+/- Acres • 112.12+/- Tillable • 4.92+/- Wooded • 0.92+/- CRP

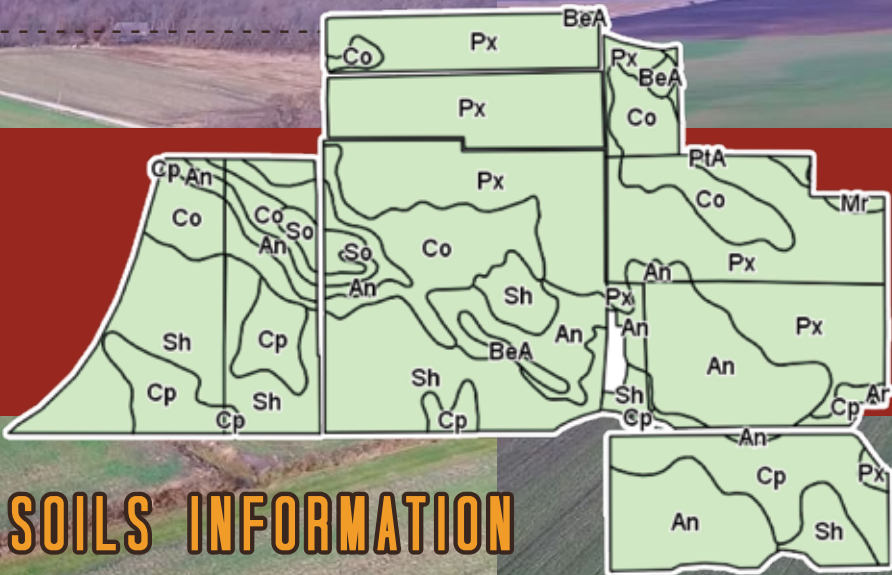
TRACT 2: 403.08+/- Acres • 364.6+/- Tillable • 16.35+/- CRP

250 acres irrigated with the seven tower and 5 Tower Zimmatic center pivots.

Also included is a JD 405T engine with 3,400 hours, 6" river screen and 550 gal fuel tank containment.

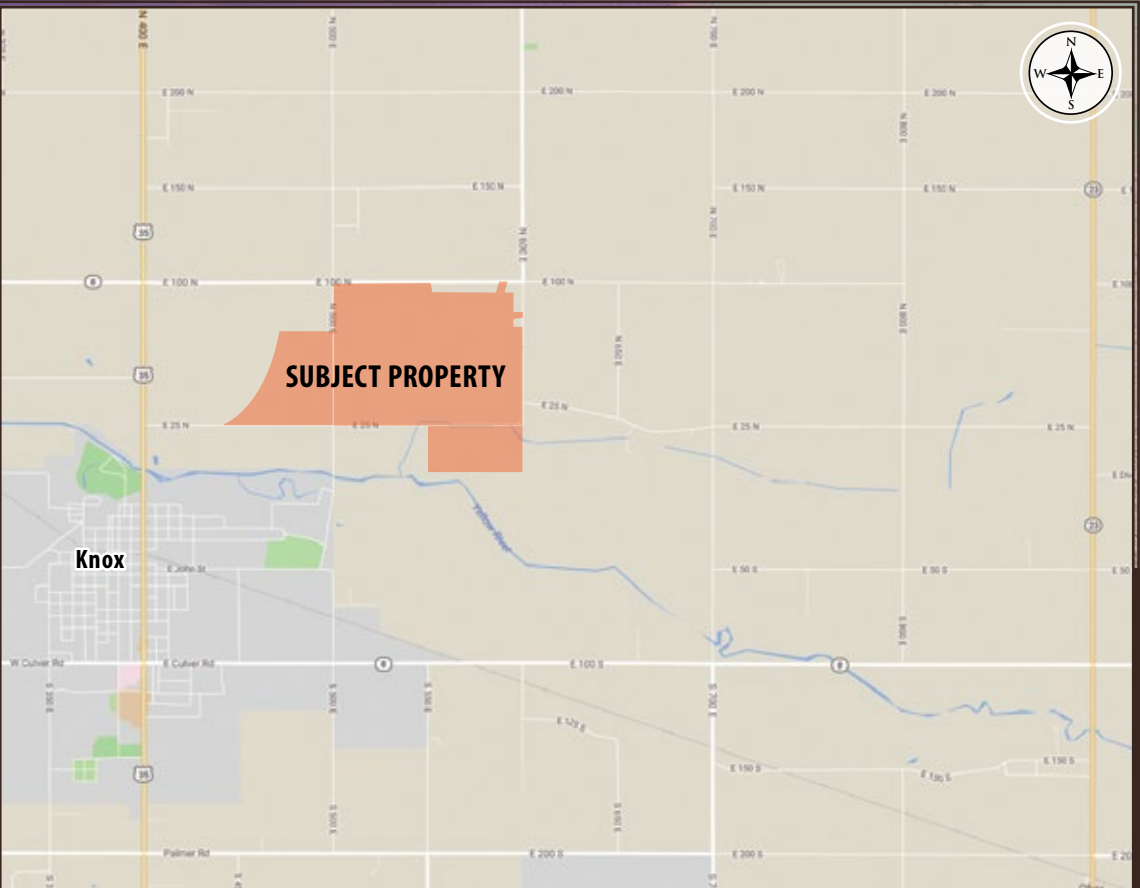
TRACT 3: 53.62+/- Acres • 53.62+/- Wooded

TRACT 4: 80+/- Acres • 68.94+/- Tillable • 9.61+/- Wooded • 1.45+/- CRP



SOILS INFORMATION

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Px	Prochaska loamy sand, occasionally flooded	187.53	115	21
Sh	Shoals variant loam, rarely flooded	116.14	150	45
An	Alganssee fine sandy loam, occasionally flooded	102.18	82	22
Co	Craigmile fine sandy loam, frequently flooded	80.45	125	25
Cp	Craigmile variant fine sandy loam, rarely flooded	63.10	117	30
So	Suman silt loam, frequently flooded	5.73		
BeA	Brems sand, 0 to 3 percent slopes	5.48	87	31
Mr	Morocco loamy sand	2.82	97	27
PtA	Plainfield sand, wet substratum, 0 to 3 percent slopes	0.96	90	32
Weighted Average			116.3	27.6

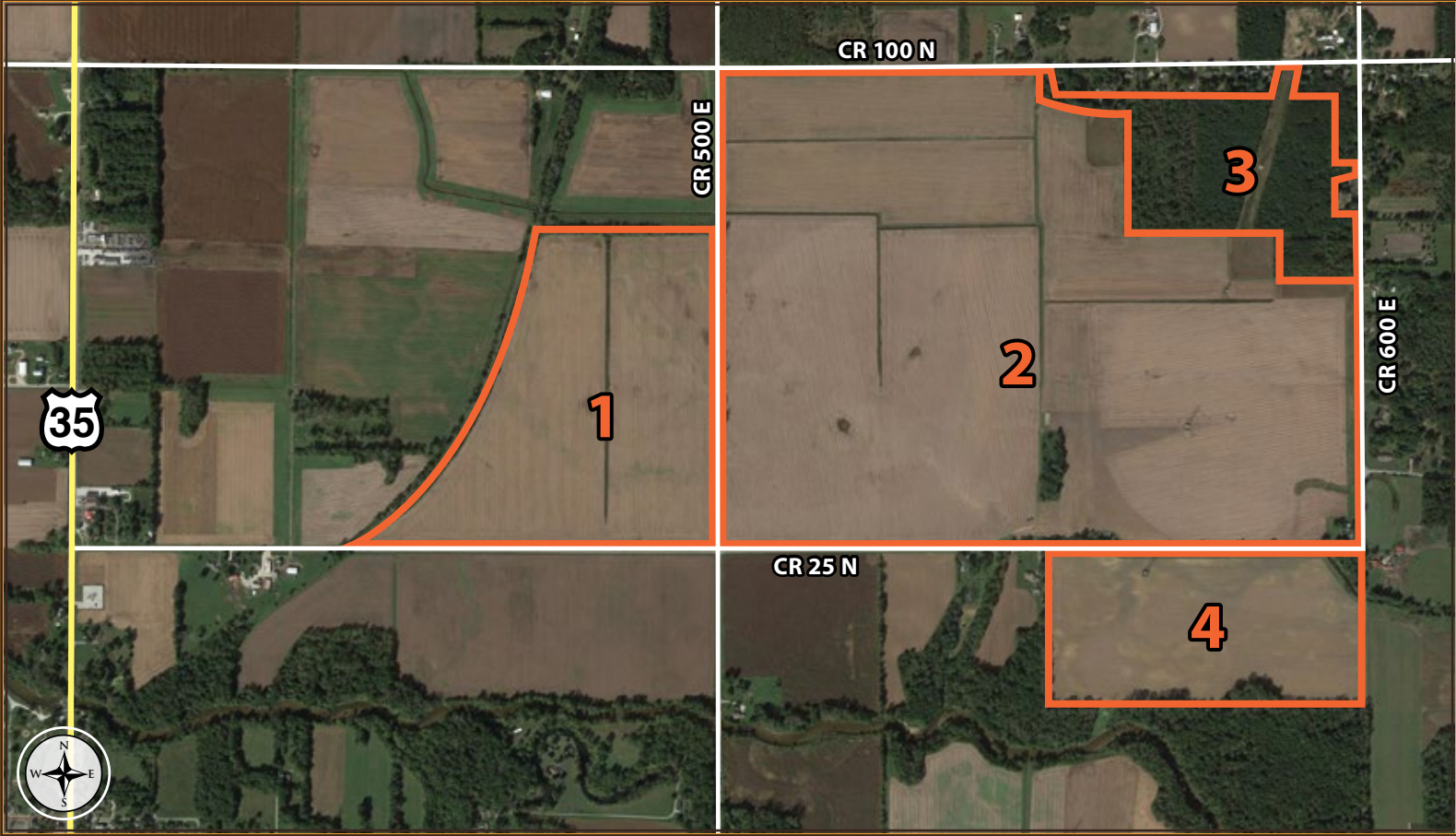


PROPERTY INSPECTIONS: JAN. 6 & 28 • 1-3 PM CST

TERMS & CONDITIONS

DOWNLOAD!
Halderman Real Estate App

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 February 1, 2017. At 6:30 PM CST, 654.66 acres, more or less, will be sold at the Knox Community Center, 55 East Lake Street, Knox, IN. This property will be offered in four 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 Larry Smith at 219-362-4041 or Julie Matthys at 574-310-5189 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Starke 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. Tract 1 has 0.92 acres of CRP, Tract 2 contains 16.35 acres of CRP and Tract 4 contains 1.45 acres of CRP.

CLOSING: The closing shall be on or about March 1, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights. Lease expires 12/31/2017.

FARM INCOME: Seller and Buyer(s) will execute an assignment of the lease at closing. Buyer(s) to receive all 2017 cash rent payments of \$175.00 per tillable acre. Tract 2: Seller will credit buyer of tract 2 a cash rent supplement of \$100.00 per tillable acre (\$36,400).

REAL ESTATE TAXES: Real estate taxes paid in 2016 were \$15,265.42. Taxes will be prorated to the day of closing.

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.