

Clay Twp • Wayne County

Absolute Auction

November 21st • 6:30 PM

Greensfork Community Center • 117 E Pearl St • Greensfork, IN 47345

81^{+/-} Acres

64.1^{+/-} Tillable • 7.57^{+/-} Wooded • 3.03^{+/-} Acre Homesite

Updated Rural Home, Beautiful Setting

20+ Years in Hay Production

Property Details

Location: 5 miles northwest of Greensfork

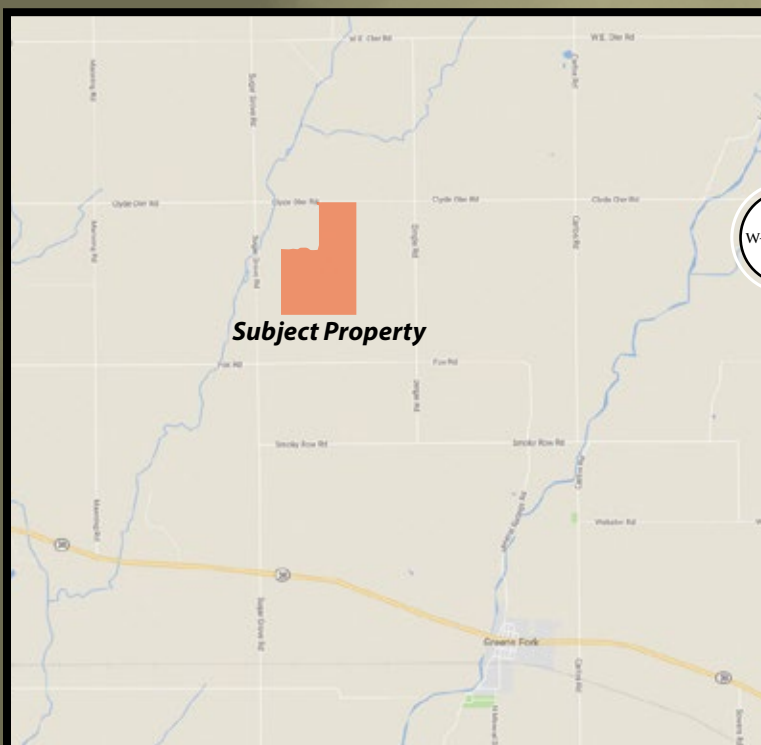
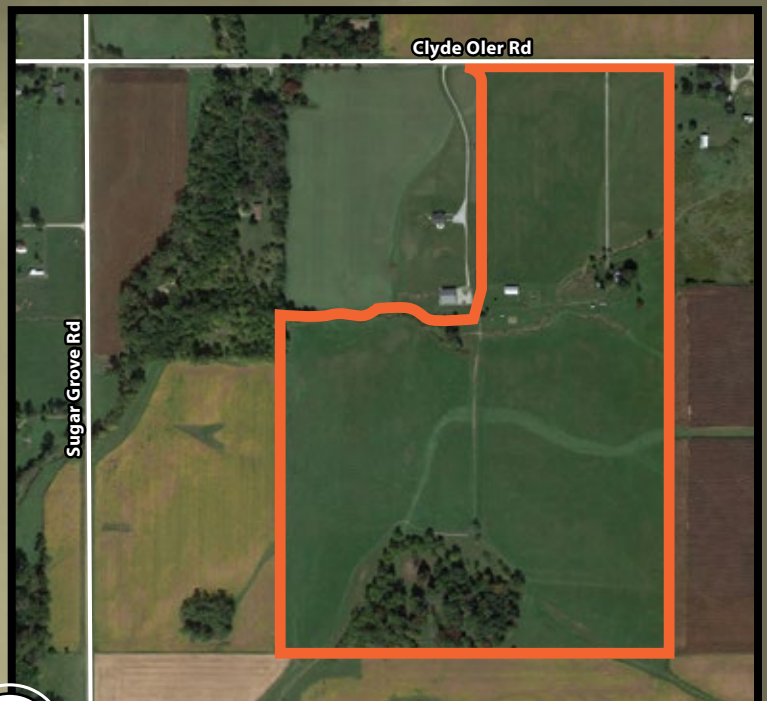
Property Address: 9851 Clyde Oler Rd,
Greensfork, IN 47345

Zoning: Agricultural

Topography: Gently Rolling

School District: Nettle Creek School Corp.

Annual Taxes: \$2,868.36



Open Houses:

Oct. 26th • 4:00 - 5:30 PM

Oct. 29th • 11:30 AM - 1:00 PM

2,128 sq. ft.
2-story farmhouse
2-car garage
40' x 50' open front
machinery shed



Rusty Harmeyer
Richmond, IN
765-561-1671
rustyh@halderman.com

Craig Springmier
Eaton, OH
937-533-7126
craigs@halderman.com

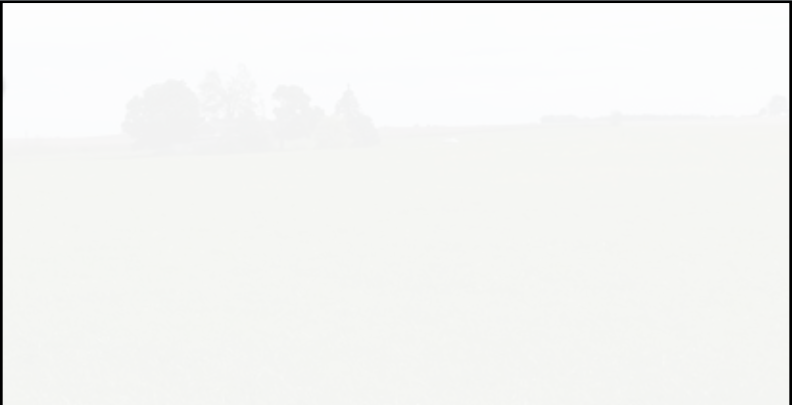
Owner: Scruggs Family Trust
HALDERMAN
REAL ESTATE
SERVICES
HLS# RDH-11915 (16)
800.424.2324 | www.halderman.com

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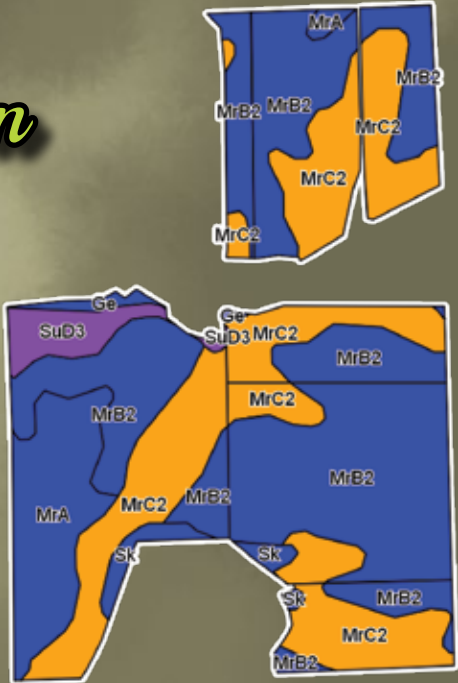
Updated Rural Home
Beautiful Setting



81[±] Acres

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.			
MrB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	33.59	126	45
MrC2	Miami silt loam, gravelly substratum, 6 to 12 percent slopes, eroded	22.39	116	41
MrA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	7.17	131	45
SuD3	Strawn clay loam, 12 to 18 percent slopes, severely eroded	2.29	106	38
Sk	Sleeth silt loam	1.36	140	45
Ge	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	0.54	124	43
Weighted Average			122.8	43.4



PLACE BID

Online Bidding Available

DOWNLOAD!
Halderman Real Estate App

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 ABSOLUTE at public auction on November 21, 2016. At 6:30 PM, 81.639 acres, more or less, will be sold at the Greensfork Community Center, Greensfork, IN. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid 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 Rusty Harmeyer at 765-561-1671 or Craig Springmier at 937-533-7126 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 Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, 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 Seller and the Buyer(s). The Seller 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(s). If a survey is completed, the purchase price for the surveyed tract(s) 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: 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 Trustee's 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.

FARM INCOME: The Seller will retain all 2016 farm income.

CLOSING: The closing shall be no later than December 30, 2016.

POSSESSION: Possession of the buildings will be at closing. Possession of the land will be at closing, subject to the tenant's rights.

REAL ESTATE TAXES: Real estate taxes are \$2,868.36. Taxes will be prorated to the day of closing.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer(s).

OPEN HOUSES: Wednesday, October 26, 2016 from 4:00 PM – 5:30 PM EST; Saturday, October 29, 2016 from 11:30 AM to 1:00 PM EST

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, Seller disclaims 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 Seller.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

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 Seller 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 Seller 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 accepts the property "AS IS," and Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller 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 Seller 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 Seller 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.