NOV. 14, 2016

6:30 PM

VAN BUREN LIONS CLUB

108 N FIRST ST • VAN BUREN, IN 46991

80$^{+/-}$ ACRES

AUCTION

WASHINGTON TWP • GRANT COUNTY

66$^{+/-}$ TILLABLE • 13$^{+/-}$ WOODED

QUALITY FARMLAND & WOODS

PROPERTY INFORMATION

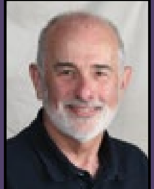
LOCATION: ON THE NORTH SIDE OF CR 550 N, BETWEEN CR 500 E & CR 600 E

ZONING: AGRICULTURAL

TOPOGRAPHY: GENTLY ROLLING

SCHOOL DISTRICT: EASTBROOK COMMUNITY SCHOOL CORPORATION

ANNUAL TAXES: $2,057.68



JOHN MINER
GREENTOWN, IN
765-628-7278
JOHNM@HALDERMAN.COM

RICK JOHNLOZ
BLUFFTON, IN
260-824-3130
RICKJ@HALDERMAN.COM

OWNER: JUDITH KING

HALDERMAN REAL ESTATE SERVICES
HLS# JMM-11879 (16)
800.424.2324 | www.halderman.com

HALDERMAN REAL ESTATE SERVICES
PO Box 297 • Wabash, IN 46992

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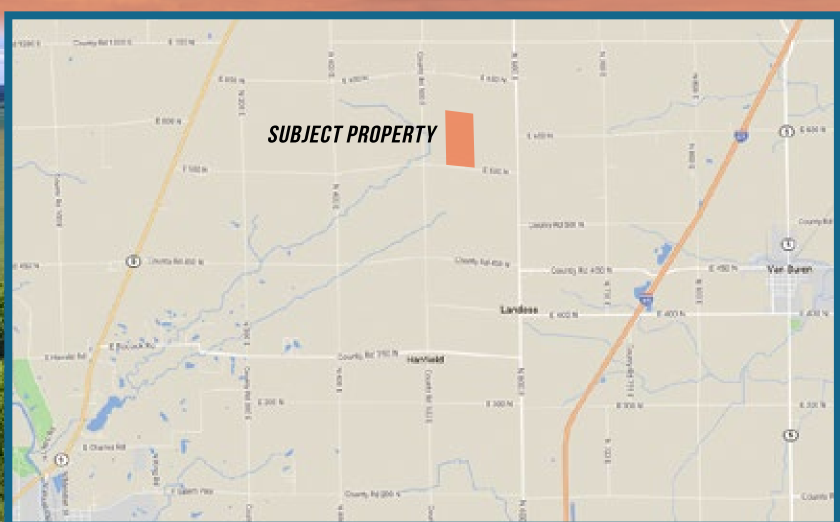
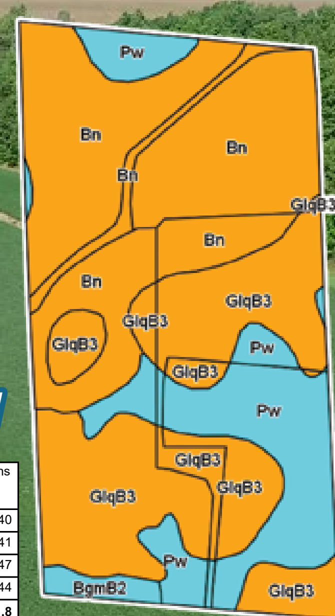


SOILS INFORMATION



Code	Soil Description	Acres	Corn	Soybeans
Bn	Bono silty clay	35.14	150	40
GlqB3	Glynwood clay loam, ground moraine, 2 to 6 percent slopes, severely eroded	28.63	119	41
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	16.76	157	47
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	1.38	137	44
	Weighted Average		140.4	41.8

DOWNLOAD! Halderman Real Estate App

PLACE BID — Online Bidding Available

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 November 14, 2016. At 6:30 PM, 80 acres, more or less, will be sold at the Van Buren Lions Club, Van Buren, IN. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) 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 John Miner at 765-628-7278 or Rick Johnloz at 260-824-3130 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 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 Seller and the Buyer. 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. 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 Seller reserves 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 Seller will provide a Warranty Deed at closing.
EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. The 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 on or about December 19, 2016. The Seller has the choice to extend this date if necessary.
POSSESSION: Possession of land will be at closing, subject to the tenant's rights.
REAL ESTATE TAXES: Real estate taxes are $2,057.68. The Seller will pay 2016 taxes due and payable in 2017. The Buyer will be given a credit at closing for the 2016 due in 2017 real estate taxes and will be responsible for all taxes beginning with the spring 2016 installment and thereafter.
MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer.
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., Rusty 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(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, 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.