

FARMLAND AUCTION

UNION TOWNSHIP
MARSHALL COUNTY
INDIANA

355[±] ACRES

November 10, 2016 • 6:30 PM

355[±] ACRES • 4 TRACTS

LARGE CONTINUOUS IRRIGATED FARMLAND
IDEAL FOR SPECIALTY CROPS OR SEED CORN



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is Available

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Julie Matthys
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FARMLAND AUCTION

UNION TOWNSHIP • MARSHALL COUNTY • INDIANA

355[±] ACRES • 4 TRACTS

341[±] Tillable • 7[±] Wooded

LARGE CONTINUOUS IRRIGATED FARMLAND
IDEAL FOR SPECIALTY CROPS OR SEED CORN

November 10, 2016 • 6:30 PM

Christo's Banquet Center • 830 Lincolnway E • Plymouth, IN 46563



Jon Rosen
N. Manchester, IN
260-740-1846
jonr@halderman.com



Julie Matthys
New Carlisle, IN
574-310-5189
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Owner: FLG Overmyer, Inc.

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PROPERTY DETAILS

Location: In the northeast corner of SR 17 and W 15 B Road

Topography: Level

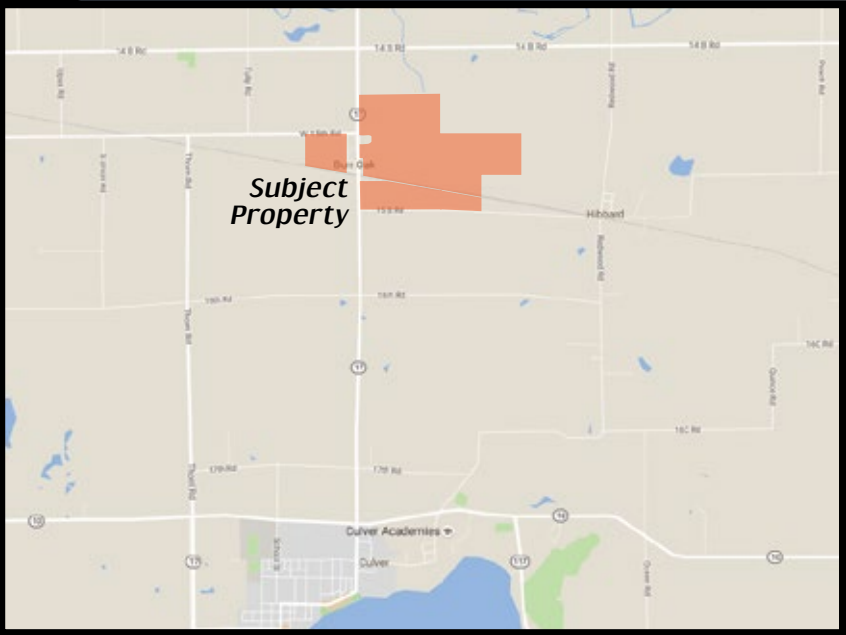
Zoning: Agricultural

Schools: Culver Community Schools

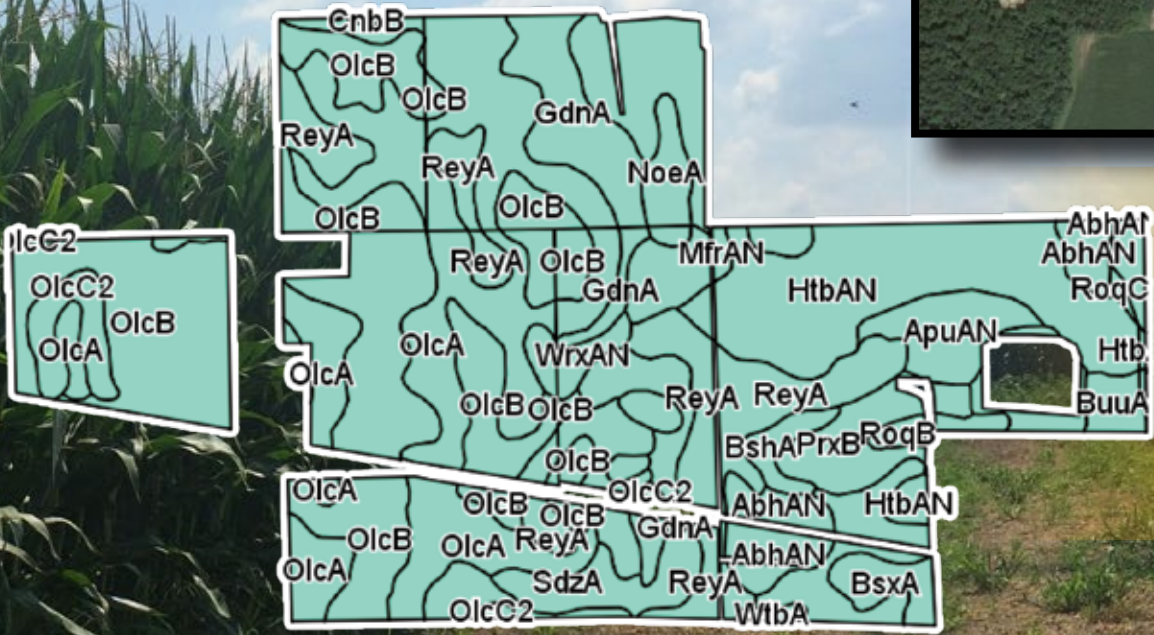
Annual Taxes: \$6,804.34

Ditch Assessment: \$769.70

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.			
OlcB	Oshtemo sandy loam, 1 to 5 percent slopes	84.24	106	37
OlcA	Oshtemo sandy loam, 0 to 1 percent slopes	67.83	109	38
ReyA	Rensselaer loam, 0 to 1 percent slopes	37.97	172	48
HtbAN	Houghton muck, drained, 0 to 1 percent slopes	36.69	150	40
GdnA	Gilford mucky sandy loam, 0 to 1 percent slopes, gravelly subsoil	28.16	153	43
MfrAN	Madaus muck, drained, 0 to 1 percent slopes	17.97	139	33
PrxB	Plainfield sand, 2 to 6 percent slopes	10.26	73	25
AbhAN	Adrian muck, drained, 0 to 1 percent slopes	9.62	145	38
OlcC2	Oshtemo sandy loam, 5 to 10 percent slopes, eroded	8.58	96	34
ApuAN	Antung muck, drained, 0 to 1 percent slopes	8.21	144	35
SdzA	SelfridgeCrosier complex, 0 to 1 percent slopes	7.51	139	43
RoqC2	RiddlesMetaea complex, 5 to 10 percent slopes, eroded	4.99	114	40
NoeA	Newton loamy fine sand, 0 to 1 percent slopes	4.67	127	27
BsxA	BremsMorocco loamy sands, 0 to 1 percent slopes	4.26	98	31
WrxAN	Wunabuna silt loam, drained, 0 to 1 percent slopes	3.61	152	44
BuuA	Brookston loam, 0 to 1 percent slopes	3.00	172	49
BshA	Brady sandy loam, 0 to 1 percent slopes	2.93	124	35
RoqB	RiddlesMetaea complex, 1 to 5 percent slopes	2.22	128	45
WtbA	Whitaker loam, 0 to 1 percent slopes	0.74	154	50
CnbB	Coloma sand, 2 to 5 percent slopes	0.15	84	30
Weighted Average		127.4	38.8	



SOILS MAP



TRACT 1: 260+/- Acres, 248.4+/- Tillable, 7+/- Wooded
Two pivot irrigation systems with a 12" well. The well is rated at 1,000 gpm. The pivots are powered by diesel and are approximately 7 years old. 175 acres are irrigated.

TRACT 2: 47+/- Acres, 45.8+/- Tillable

TRACT 3: 16+/- Acres, 14.8+/- Tillable

TRACT 4: 32+/- Acres, 32+/- Tillable

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 10, 2016. At 6:30 PM, 355 acres, more or less, will be sold at the Christo's Banquet Center, Plymouth, 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 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 Jon Rosen at 260-740-1846 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 Corporate 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 December 30, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the owner's removal of the 2016 crop.

REAL ESTATE TAXES: Real estate taxes are \$6,804.34. The Sellers will pay the 2016 due and payable in 2017. Buyer will be given a credit at closing and will be responsible for all taxes beginning with the spring 2017 installment and all taxes thereafter.

DITCH ASSESSMENTS: Assessments for 2016 were \$769.70. Buyer will be responsible for all assessments beginning with the spring 2017 installment.

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

IRRIGATION PIVOTS: The 2 irrigation pivots and all related equipment on Tract 1 will go with the sale of the real estate.

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.