

Quality Farmland • Grain Bins Recreational & Hunting Land

271[±] ACRES • 6 TRACTS

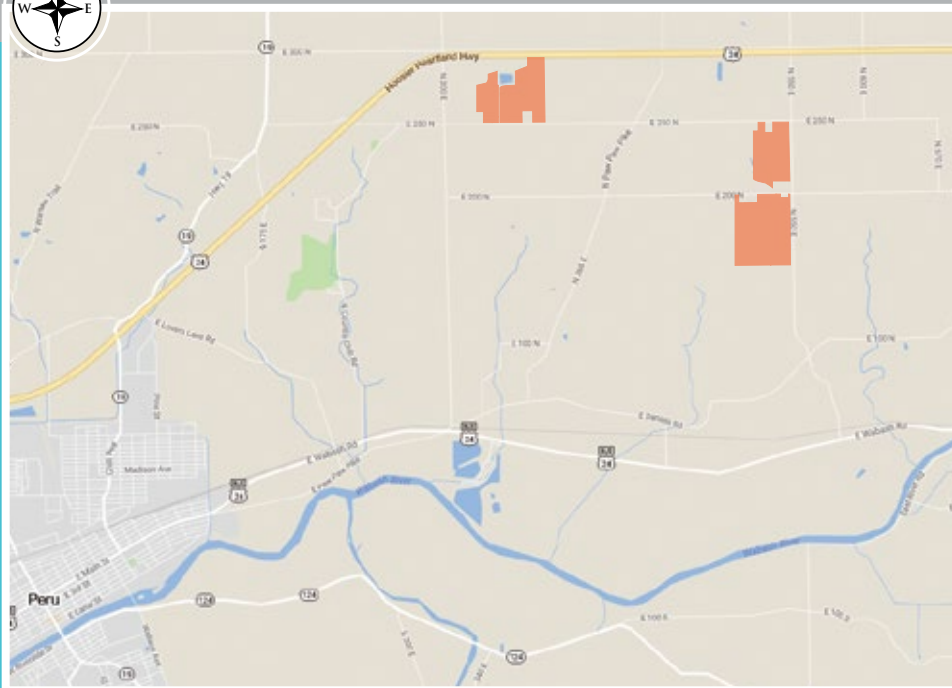
219.75[±] Tillable • 43.5[±] Wooded • 4[±] Acres CRP • 1[±] Acre with Grain Bins

SEPT. 22
6:30 PM

AUCTION

Miami Co. Fairgrounds, Community Bldg.
1029 W 200 N • Peru, IN 46970

ERIE TOWNSHIP
MIAMI COUNTY



PROPERTY INFORMATION

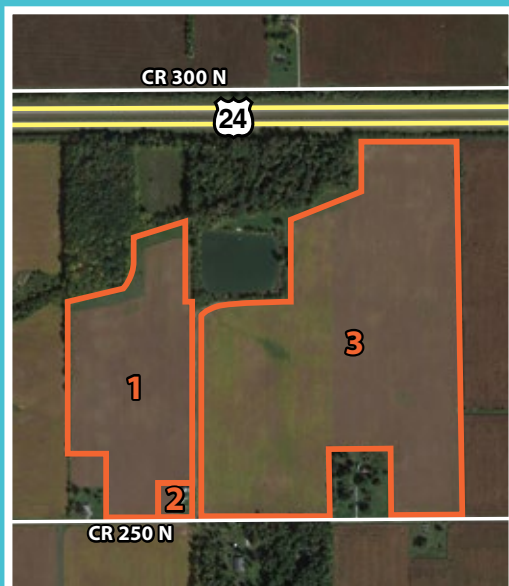
Location: 3 miles northeast of Peru, IN

Zoning: Agricultural

Topography: Level-Gently Rolling

School District: Peru Community Schools

Annual Taxes: \$7,500 (estimated)



TRACT 1: 24.4[±] Acres, All Tillable

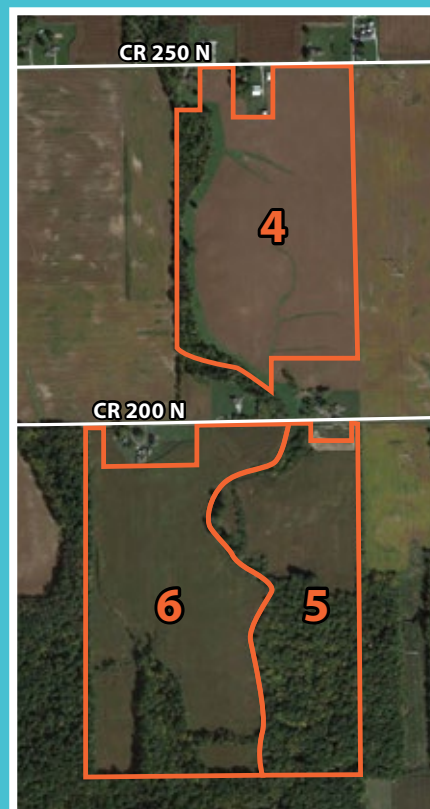
TRACT 2: 1[±] Acre with Grain Bins

TRACT 3: 64.6[±] Acres, All Tillable

TRACT 4: 63[±] Acres, 53[±] Tillable,
5[±] Wooded, 4[±] Acres CRP

TRACT 5: 49[±] Acres, 19.75[±] Tillable,
28.5[±] Wooded

TRACT 6: 69[±] Acres, 58[±] Tillable,
10[±] Wooded



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AJ JORDAN
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Online Bidding Available

Owner: Rockenbaugh Family Trust

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271+/- ACRES

AUCTION

Erie Township • Miami County

ERIE TOWNSHIP
MIAMI COUNTY

SEPT. 22
6:30 PM

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Recreational & Hunting Land

Tracts 1, 3 Soils

Tract 4 Soils

Tracts 5, 6 Soils

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.				
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	26.33	157	47
Au	Aubbeenaubee sandy loam, 0 to 2 percent slopes	22.99	135	44
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	22.63	141	45
GlsB	Glywood silt loam, ground moraine, 2 to 6 percent slopes	11.85	132	46
MeB	Metea loamy fine sand, 2 to 6 percent slopes	4.90	110	39
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	0.33	105	37
Weighted Average		141.1	45.1	

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.				
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	23.67	141	45
GlsB	Glywood silt loam, ground moraine, 2 to 6 percent slopes	16.94	132	46
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	11.31	105	37
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	5.13	131	38
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.74	157	47
Weighted Average		130.6	43.1	

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.				
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	37.33	105	37
GlsB	Glywood silt loam, ground moraine, 2 to 6 percent slopes	31.81	132	46
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	5.81	131	38
OcA	Ockley silt loam, 0 to 2 percent slopes	2.50	134	47
MsD	Morley silt loam, 12 to 18 percent slopes	0.38	105	37
Weighted Average		118.9	41.1	

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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 September 22, 2016. At 6:30 PM, 271 acres, more or less, will be sold at the Miami County Fairgrounds, Community Building, Peru, IN. This property will be offered in six 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 Jordan at 765-473-5849 or AJ Jordan at 317-697-3086 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 Trustee's 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 Miami 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 4 contains 4+/- acres of CRP.

CLOSING: The closing shall be on or about November 22, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be upon completion of the 2016 crop harvest. Possession of the grain bins will be the day of the auction, upon execution of the purchase agreement.

REAL ESTATE TAXES: Real estate taxes are estimated at \$7,500.00. The Sellers will pay real estate taxes for 2016 due 2017. Buyer will be given a credit at closing for the 2016 real estate taxes due 2017 and will pay all taxes beginning with the spring 2017 installment 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.

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.