

Auction

Harrison Township, Delaware County

September 29, 2016 • 6:30 PM

The Heartland Building at the Delaware County Fairgrounds
1210 N Wheeling Ave • Muncie, IN 47303

56^{+/-} Acres

2 Tracts

49.5^{+/-} Tillable Acres • 3^{+/-} Acre Homesite

Location: 5 miles northwest of Muncie

Zoning: 101 - Cash Grain

Topography: Level - Gently Rolling

School District: Wes-Del Community Schools

Annual Taxes: \$ 2,319.88

Ditch Assessment: \$56.62

2,513 sq ft house with 4 bedrooms and 1 bathroom

520 sq ft Detached Garage

(2) 30' Grain Bins with 12,500 bushel capacity each

2,400 Bushel Holding Bin

1,200 Bushel Grain Bin

3,200 sq ft Pole Barn

2,168 sq ft Barn with Additions

1,280 sq ft Shop



Productive Cropland

Well-Maintained Home & Farm Buildings



Open Houses

Sept. 11 • 12 - 2 PM

Sept. 17 • 11 AM - 1 PM

5000 W CR 750 N • Muncie, IN 47303



Chris Peacock
Winchester, IN
765-546-0592
chrisp@halderman.com



Online Bidding Available

Owner: Ralph & Mary Holsinger Irrevocable Trust

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REAL ESTATE
SERVICES

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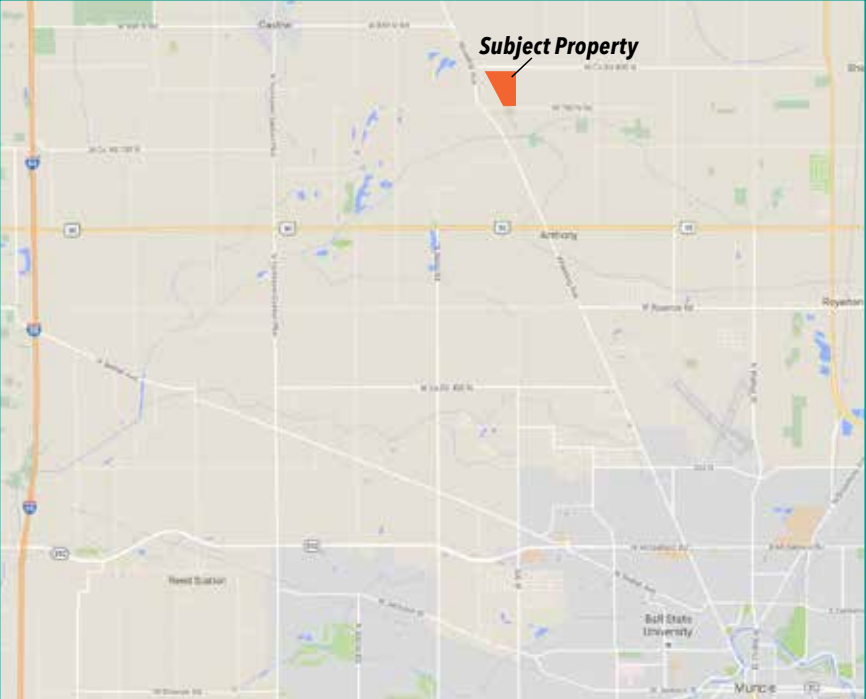
 **DOWNLOAD!**
Halderman Real Estate App



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.			
PkkaA	Pewamo silty clay loam, 0 to 1 percent slopes	23.45	157	47
BmlA	BlountDel Rey silt loams, 0 to 1 percent slopes	15.82	141	46
PgaA	Pella silty clay loam, 0 to 1 percent slopes	6.94	173	49
MprA	Milford silty clay loam, till substratum, 0 to 1 percent slopes	1.83	157	43
Weighted Average		154	46.8	



Subject Property

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 29, 2016. At 6:30 PM, 56.61 acres, more or less, will be sold at the Heartland Building at the Delaware County Fairgrounds, Muncie, IN. This property will be offered as one single unit or in tracts. 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 Chris Peacock at 765-546-0592 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, 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. 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(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.

EASEMENT: Tract 1 will be accessible on a 75' owned strip on the east side of Tract 2 from County Road 750 North.

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

CLOSING: The closing shall be on or about November 10, 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 to the 2016 crop. Possession of home, outbuildings, and grain bins will be at closing, subject to current tenant's rights.

REAL ESTATE TAXES: Real estate taxes are \$2,319.88. The Seller will pay the 2015 taxes due and payable in 2016. Buyer(s) will pay the 2016 taxes due and payable in 2017 and all taxes thereafter.

DITCH ASSESSMENT: Ditch assessment is \$56.62. Buyer(s) will pay the 2017 ditch assessment and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, 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(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. Conduct 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.