

AUCTION

SEPTEMBER 13, 2016 • 6:30 PM

WELLS COUNTY 4-H PARK • 1240 4-H PARK RD • BLUFFTON, IN 46714

HARRISON TWP • WELLS COUNTY

QUALITY CROPLAND & WOODS

**100^{+/-}
ACRES
2 TRACTS**

**76.6^{+/-} TILLABLE
24^{+/-} WOODED**



TRACT 1:
48.6^{+/-} Acres
All Tillable

TRACT 2:
52.18^{+/-} Acres
28^{+/-} Tillable
24^{+/-} Wooded

PROPERTY INFORMATION:

LOCATION: 4 miles south and 4 miles east of Bluffton,
at the southwest intersection of CR 500 S & CR 700 E

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOL: Bluffton-Harrison Metropolitan School District

ANNUAL TAXES: \$2,750 (estimated)

DITCH ASSESSMENT: \$250



Online Bidding
is Available



Rick Johnloz
Bluffton, IN
260-824-3130
rickj@halderman.com

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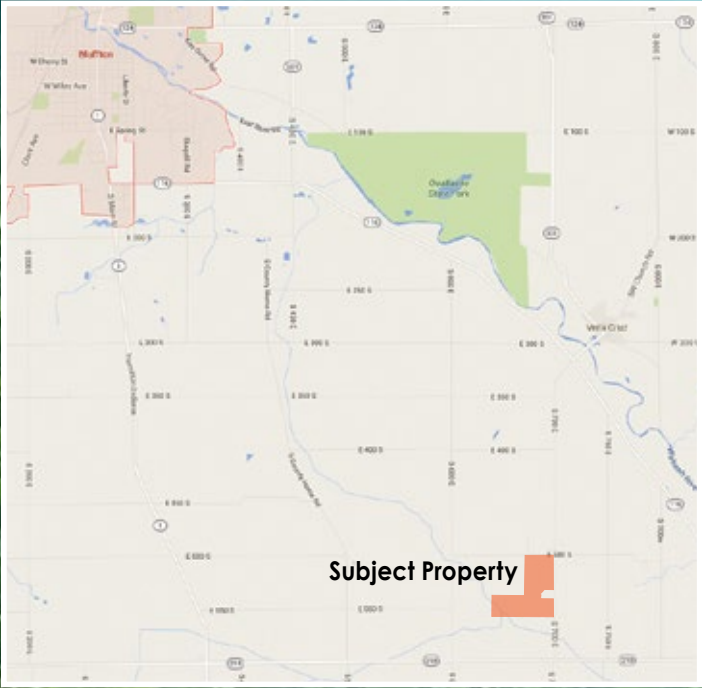
Owner: Max Bardsley Estate
Matthew C. Bardsley, Personal Representative for Estate
Jon Brown, Attorney for Estate

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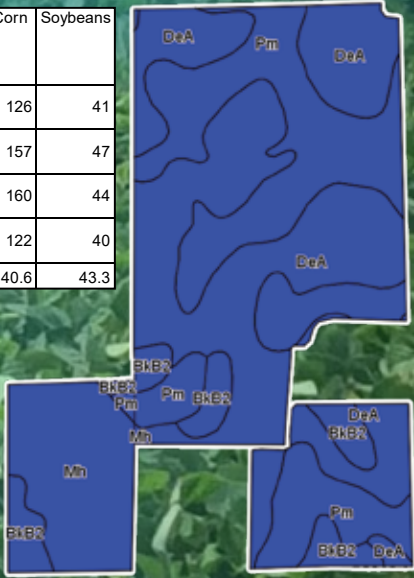
HARRISON TWP • WELLS COUNTY

QUALITY CROPLAND & WOODS 100+/- ACRES • 2 TRACTS



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.			
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	34.52	126	41
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	25.37	157	47
Mh	Milford silty clay loam	10.11	160	44
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	5.99	122	40
Weighted Average		140.6	43.3	



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 13, 2016. At 6:30 PM, 100.78 acres, more or less, will be sold at the Wells County 4-H Park, Bluffton, 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 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: A survey for each tract has been completed by Stoodly Associates. The cost of the survey will be split 50/50 between the Seller and Buyer of each tract.

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 Personal Representative's 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.

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

CLOSING: The closing shall be on or about October 20, 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 estimated to be \$2,750.00. The Seller will pay 2016 taxes due and payable in 2017. The Buyer(s) will pay the 2017 taxes due and payable in 2018 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$250.00. The 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. 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.