

WASHINGTON TWP • KOSCIUSKO COUNTY

**43,000 &
9,000 bu Bins**
Truck Scale
Remodeled Office

1.44^{+/-} Acres

ABSOLUTE AUCTION

JULY 19, 2016 | 6:30 PM

PIERCETON COMMUNITY BUILDING
105 WALNUT ST • PIERCETON, IN 46562

OPEN HOUSES

JUNE 25 & 26 • 5:00 - 6:00 PM

LOCATION: 306 E MILL ST, PIERCETON, IN 46562

PROPERTY INFORMATION

ZONING: INDUSTRIAL

TOPOGRAPHY: LEVEL

SCHOOL DISTRICT: WHITKO COMMUNITY SCHOOLS

ANNUAL TAXES: \$2,432.88

FACILITIES:

- 1 30' x 54' OFFICE BUILDING WITH HALF BATHROOM, GRADING ROOM, AND LARGE CONFERENCE ROOM, HARDWOOD FLOORS, AND NEW CABINETS
- 2 40' x 14 RING GRAIN BIN WITH FULL FLOOR AND AERATION FAN (43,000 BUSHEL) LOCATED ON THE EAST SIDE OF THE FACILITY
- 3 NORTHWEST BIN HOLDS APPROXIMATELY 9,000 BUSHEL OF CORN
- 4 12' x 18' SCALE HOUSE, SCALE IS 40' x 120'
- 5 30' x 60' STORAGE SHED



**Online Bidding
is Available**



JON ROSEN
N. MANCHESTER, IN
260-740-1846
JONR@HALDERMAN.COM



BILL EARLE
N. MANCHESTER, IN
260-982-8351
BILLE@HALDERMAN.COM

OWNERS: EGG INNOVATIONS FEED MILL
HALDERMAN
REAL ESTATE
SERVICES
HLS# JRR-11711 (16)
800.424.2324 | www.halderman.com

HALDERMAN REAL ESTATE SERVICES

PO Box 297 • Wabash, IN 46992

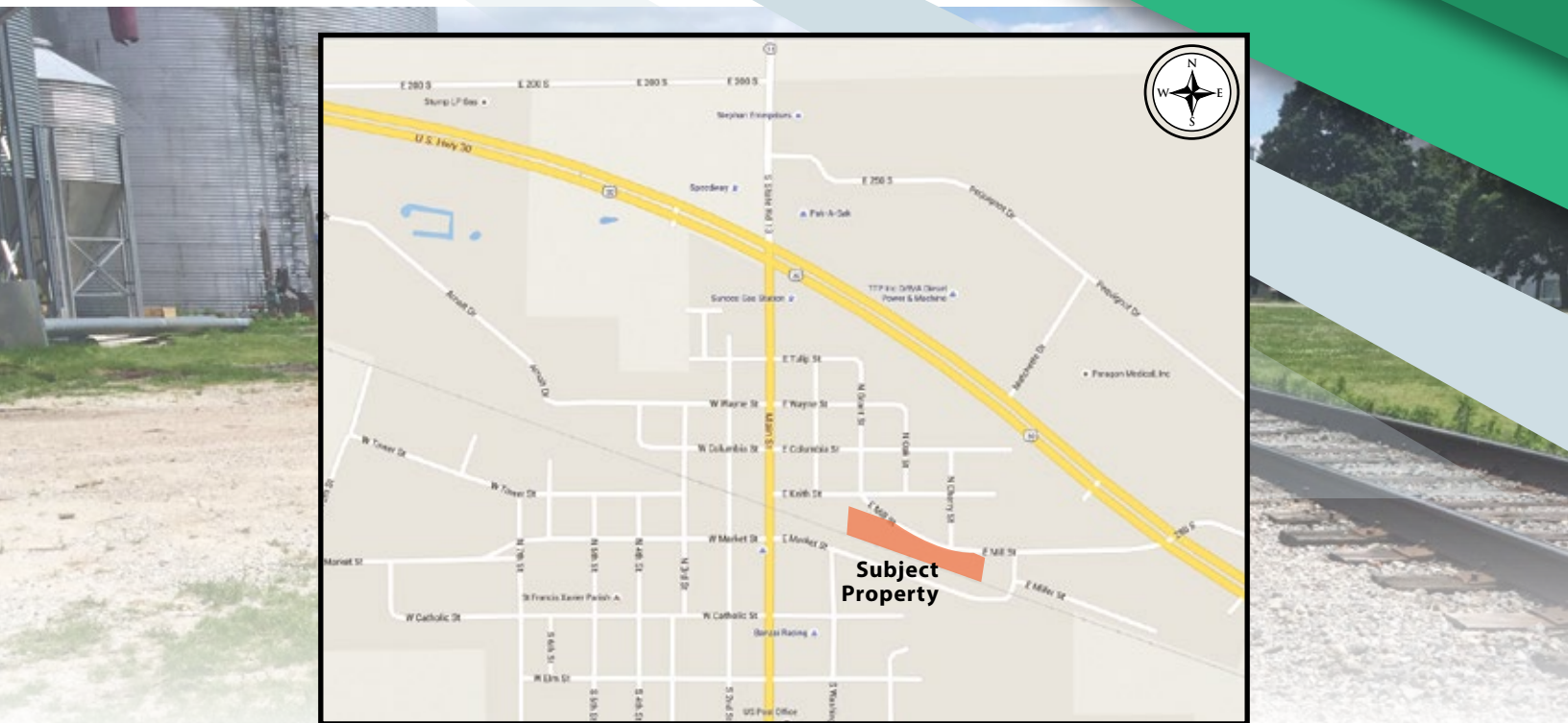
WASHINGTON TWP • KOSCIUSKO COUNTY

ABSOLUTE AUCTION

JULY 19, 2016 | 6:30 PM



43,000 & 9,000 bu Bins
Truck Scale • Remodeled Office
Facility is on 1.44+/- Acres



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 July 19, 2016. At 6:30 PM, 1.44 acres, more or less, will be sold at the Pierceton Community Building, Pierceton, 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 Jon Rosen at 260-740-1846 or Bill Earle at 260-982-8351 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, 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. If a survey is completed, the purchase price 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: 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 Corporate 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.

CLOSING: The closing shall be on or about September 2, 2016. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing. Possession of buildings will be at closing subject to grain removal.

REAL ESTATE TAXES: Real estate taxes are \$2,432.88. The Seller will pay taxes prorated to the day of closing. The Buyer(s) will pay taxes prorated from the date of closing and all taxes 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.