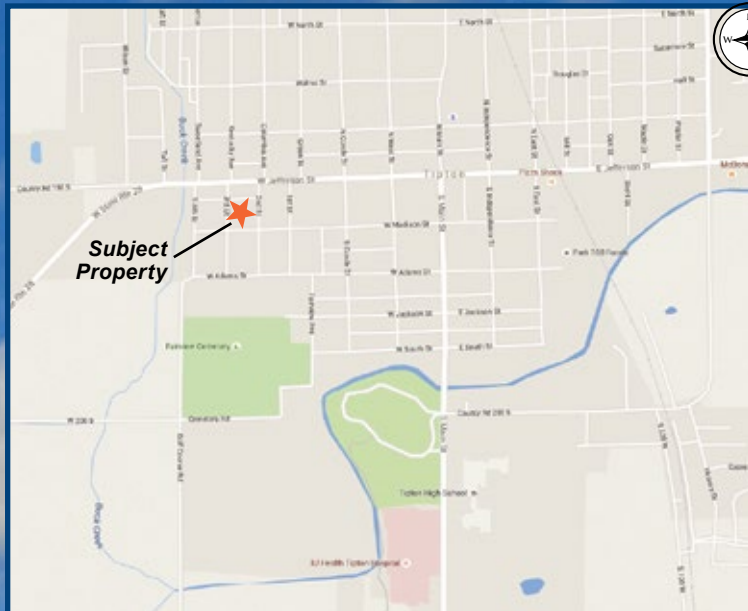




AUCTION

MAY 4TH • 5:00 PM

AUCTION HELD ON-SITE

125-127 THIRD ST • TIPTON, IN 46072

CICERO TWP • TIPTON COUNTY

INVESTMENT POTENTIAL



125-127 THIRD ST
TIPTON, IN 46072

OPEN HOUSE
APRIL 24 • 1-3 PM

PROPERTY INFORMATION

LOCATION: 0.5 MILE WEST OF DOWNTOWN TIPTON,
1/2 BLOCK FROM JEFFERSON ST (SR 28), 17 MILES
SOUTH OF KOKOMO, 19 MILES NORTH OF NOBLESVILLE

TOPOGRAPHY: LEVEL

SCHOOLS: TIPTON COMMUNITY SCHOOL CORP.

HOUSE ON 1.5 LOTS:

ZONING: RESIDENTIAL 2 FAMILY DWELLING PLATTED LOT

ANNUAL TAXES: \$1,417.00

DITCH ASSESSMENT: \$124.00

2 VACANT LOTS:

ZONING: RESIDENTIAL VACANT PLATTED LOT

ANNUAL TAXES: \$552.00

DITCH ASSESSMENT: \$124.00

TRACT INFORMATION:

TRACT 1: HOUSE ON 1.5 LOTS

TRACT 2: 2 VACANT LOTS



BRIAN BAILEY

CICERO, IN

317-385-0190

BRIANB@HALDERMAN.COM

OWNER: RUPERT A. WATSON, JR & EILEEN M. WATSON ESTATE

HALDERMAN
REAL ESTATE
SERVICES

HLS# BLB-11755 (16)

800.424.2324 | www.halderman.com

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TERMS & CONDITIONS:

AUCTIONEER: BRIAN L. BAILEY, IN AUCT. LIC. #AU10400120

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on May 4, 2016. At 5:00 PM, a home and two vacant lots will be sold on site, 125-127 Third St, Tipton, IN. This property will be offered as one single unit or in tracts. This property will be split into two tracts, Tract 1 being a home on 1.5 lots, Tract 2 being two vacant lots. 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 Brian Bailey at 317-385-0190 at least two days prior to the sale.

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 a tract or tracts, 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(s).

DOWN PAYMENT: A \$1,000 non-refundable down payment will be required 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 Personal Representative'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.

FLOOD INSURANCE: These properties do not require flood insurance.

CLOSING: The closing shall be on or about June 3, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes for the home on 1.5 lots are \$1,417 and \$552 for the 2 vacant lots. Sellers will pay taxes prorated to the day of closing. Buyer(s) will pay taxes prorated from the date of closing and all taxes thereafter.

DITCH ASSESSMENT: Ditch assessment for the home on 1.5 lots is \$124, and \$124 for the 2 vacant lots. Buyer(s) will pay the 2017 ditch assessment and all assessments 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., Brian L. Bailey, 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. Conduction 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.