

AUCTION

Richland Twp
Madison County

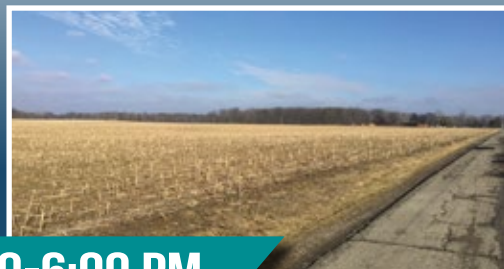
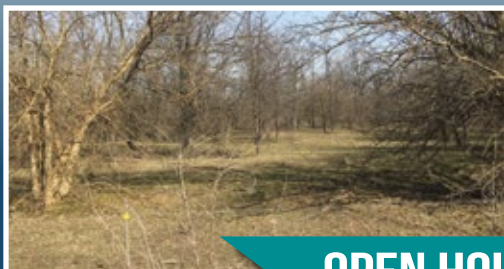
APRIL 14, 2016
6:30 PM

ALEXANDRIA COMMUNITY CENTER
315 S HARRISON ST • ALEXANDRIA

6 Tracts

254^{+/-}
ACRES

*Large Contiguous Farm
with Wooded Tracts Available*



OPEN HOUSES: MARCH 14 & 24 • 4:00-6:00 PM
2452 E 300 N • ANDERSON, IN 46012

CHRIS PEACOCK
AREA REPRESENTATIVE
WINCHESTER, IN
765-546-0592
CHRISP@HALDERMAN.COM

JOHN MINER
AREA REPRESENTATIVE
GREENTOWN, IN
765-628-7278
JOHNM@HALDERMAN.COM

ALAN CUMMINGS
REAL ESTATE ASSOCIATE
UNION CITY, IN
765-241-0002
ALANC@HALDERMAN.COM

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OWNERS: BEX FARMS, INC.
HALDERMAN
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Richland Twp • Madison County

AUCTION

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ACRES

APRIL 14, 2016 • 6:30 PM

ALEXANDRIA COMMUNITY CENTER
315 S HARRISON ST • ALEXANDRIA, IN 46001

*Large Contiguous Farm
with Wooded Tracts Available*



OPEN HOUSES: MARCH 14 & 24 • 4:00-6:00 PM
2452 E 300 N • ANDERSON, IN 46012

168^{+/-} Tillable, 61^{+/-} Wooded, 9^{+/-} Acre Homesite

PROPERTY INFORMATION

LOCATION: APPROXIMATELY 2 MILES EAST OF ANDERSON

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL- GENTLY ROLLING

SCHOOL DISTRICT: ANDERSON COMMUNITY SCHOOLS

ANNUAL TAXES: \$9,931.73

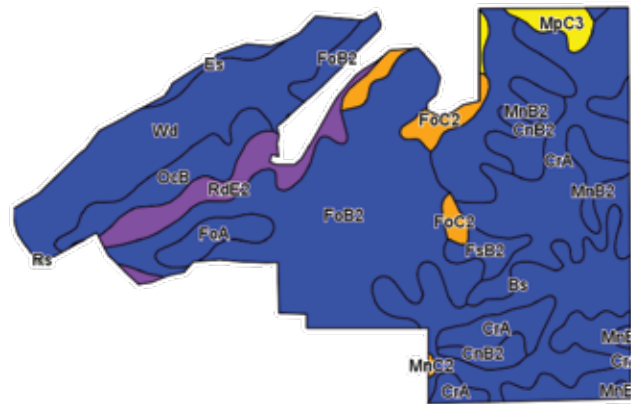
DITCH ASSESSMENT: \$20.00

OPEN HOUSES:

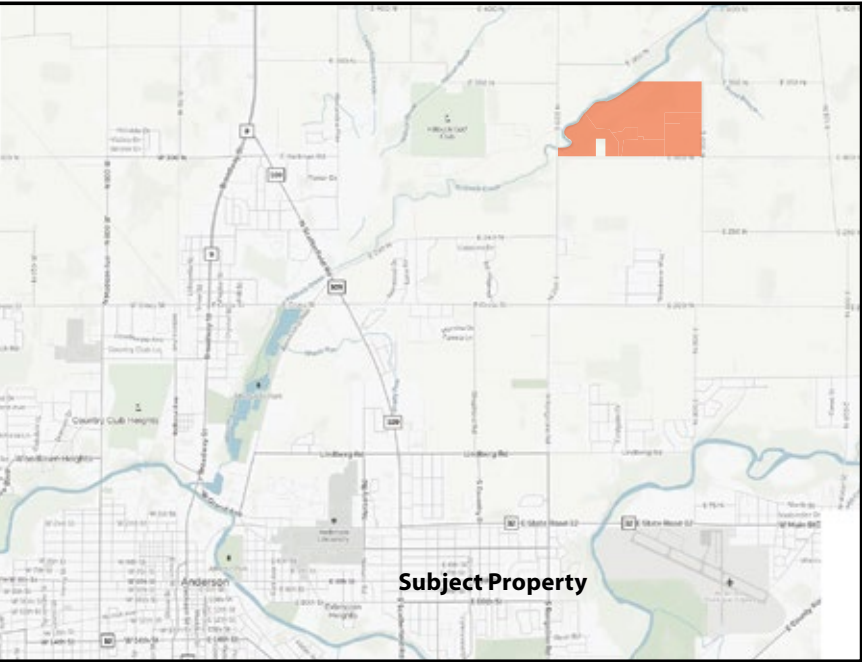
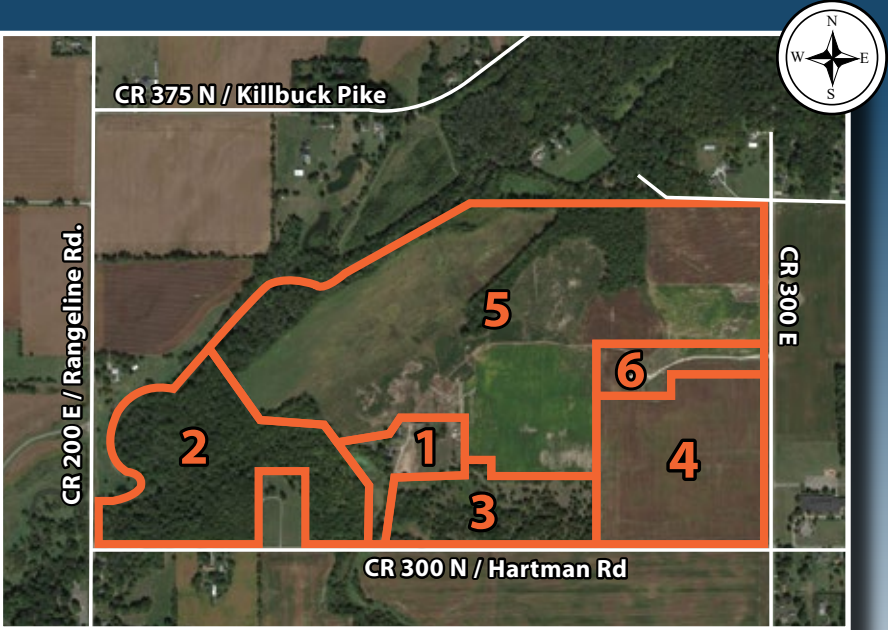
MARCH 14 & 24 • 4:00-6:00 PM

2452 E 300 N • ANDERSON, IN 46012

SOILS INFORMATION



Code	Soil Description	Acre	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
FoB2	Fox silt loam, 2 to 6 percent slopes, moderately eroded	42.23	86	30
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	31.23	154	51
Wd	Westland silty clay loam, 0 to 2 percent slopes	21.87	174	49
Bs	Brookston silty clay loam, 0 to 2 percent slopes	17.73	173	51
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	13.41	135	48
RdE2	Rodman soils, 12 to 50 percent slopes, eroded	7.43	55	16
OcB	Ockley silt loam, 2 to 6 percent slopes	6.56	132	46
CnB2	Celina silt loam, 2 to 6 percent slopes, moderately eroded	5.79	112	40
FoC2	Fox silt loam, 6 to 12 percent slopes, moderately eroded	4.16	85	30
FoA	Fox silt loam, 0 to 2 percent slopes	3.17	90	32
MpC3	Miami soils, 6 to 12 percent slopes, severely eroded	2.55	125	44
FsB2	Fox silt loam, till substratum, 2 to 6 percent slopes, moderately eroded	2.25	126	44
Es	Eel silt loam	1.31	108	38
MnC2	Miami silt loam, 6 to 12 percent slopes, moderately eroded	0.14	140	49
Weighted Average		127.9	41.5	



TRACT INFORMATION

TRACT 1: 9+/- ACRES, HOMESITE

TRACT 2: 43+/- ACRES, WOODED & RECREATIONAL

TRACT 3: 18+/- ACRES, WOODED & RECREATIONAL

TRACT 4: 42+/- ACRES, 41+/- TILLABLE

TRACT 5: 132+/- ACRES, 125+/- TILLABLE

TRACT 6: 10+/- ACRES, 2+/- TILLABLE, OUTBUILDING



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on April 14, 2016. At 6:30 PM, 254 acres, more or less, will be sold at the Alexandria Community Building, Alexandria, IN. This property will be offered as one single unit, in tracts or in combination. 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, Alan Cummings at 765-241-0002 or John Miner at 765-628-7278 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 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 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(s). If a survey is completed, the purchase price for the surveyed tract(s) 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. Combination purchases will receive a perimeter survey only.

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. Combo bids will not be split into separate purchase agreements.

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.

CLOSING: The closing shall be on or about May 18, 2016. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be on auction night, upon execution of the purchase agreement and lease agreement for the 2016 crop year to be used in the event that closing does not occur.

REAL ESTATE TAXES: Real estate taxes are \$9,931.73. The Seller will pay the 2015 real estate taxes due and payable in the spring of 2016. Buyer(s) will pay the 2015 real estate taxes due and payable in the fall of 2016 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. 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.

HOMESITE DETAILS

TRACT 1: ATTRACTIVE 2,606 SQ FT OLDER HOME WITH ELECTRIC BASEBOARD HEAT, GAS FIREPLACE, IN-GROUND POOL OVERLOOKING THE TRIBUTARY TO KILLBUCK CREEK, AND AN ATTACHED 24' X 30' GARAGE. ACCESS FROM CR 300 N.

TRACT 6: 35' x 70' POLE BARN WITH 14' x 30' ADDITION. ACCESS FROM CR 300 E.

**DOWNLOAD!**
Halderman Real Estate App



AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277