

APRIL 11, 2016

6:30 PM

**DELAWARE COUNTY FAIRGROUNDS
HEARTLAND BUILDING**

1210 N WHEELING AVE • MUNCIE, IN 47303

**173^{+/-}
ACRES
4 TRACTS**

AUCTION

WASHINGTON TWP • DELAWARE COUNTY

162.45^{+/-} TILLABLE • 4.96^{+/-} WOODS & RECREATIONAL

**QUALITY NORTHERN
DELAWARE COUNTY
FARM WITH
PRODUCTIVE SOILS**



PROPERTY INFORMATION

LOCATION: APPROXIMATELY 12 MILES
NORTHWEST OF MUNCIE, 3.5 MILES NORTHEAST
OF GASTON, AND 1 MILE WEST OF WHEELING,
ALONG EATON-WHEELING PIKE

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOL DISTRICT: HARRISON-WASHINGTON
COMMUNITY SCHOOLS (WES-DEL SCHOOLS)

ANNUAL TAXES: \$4,427.40

DITCH ASSESSMENT: \$189.80

TRACT INFORMATION

TRACT 1: 47^{+/-} ACRES, 44.95^{+/-} TILLABLE,
2.03^{+/-} ACRE POND AREA

TRACT 2: 93.1^{+/-} ACRES, 89.03^{+/-} TILLABLE,
2.32^{+/-} WOODS & RECREATIONAL

TRACT 3: 23^{+/-} ACRES, 19.63^{+/-} TILLABLE,
2.64^{+/-} WOODS & RECREATIONAL

TRACT 4: 10^{+/-} ACRES, 8.84^{+/-} TILLABLE,
0.66^{+/-} SOD



**Online Bidding is Available
at www.halderman.com**



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

OWNERS: NYGREN FAMILY FARM
HALDERMAN
REAL ESTATE
SERVICES
HLS# CCP-11731(16)
800.424.2324 | www.halderman.com



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

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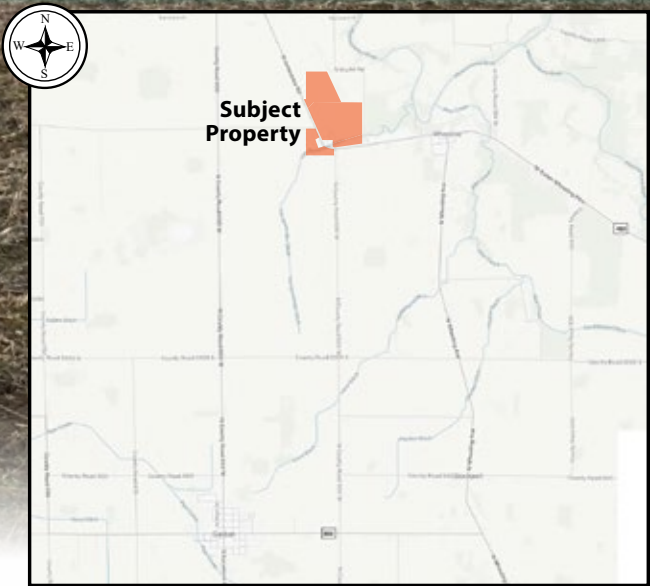
AUCTION
QUALITY NORTHERN DELAWARE
COUNTY FARM WITH PRODUCTIVE SOILS

173^{+/-} ACRES
4 TRACTS



SOILS INFORMATION

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Soybeans	Corn
Bm1A	Blount/Del Rey silt loams, 0 to 1 percent slopes	62.04	46	141
Pk1A	Pennsylv siltly clay loam, 0 to 1 percent slopes	45.56	47	157
GlrB2	Glymwood silt loam, 1 to 4 percent slopes, eroded	26.90	44	129
SmsAH	Sloan silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	8.35	40	147
GlpC2	Glymwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	5.29	30	120
GlpC3	Glymwood clay loam, 6 to 12 percent slopes, severely eroded	4.29	29	112
MprA	Milford siltly clay loam, till substratum, 0 to 1 percent slopes	3.63	43	157
MvbD3	Morley/Mississinewa clay loams, 10 to 15 percent slopes, severely eroded	2.67	33	96
ReyA	Rensselaer loam, 0 to 1 percent slopes	2.58	49	173
MumD2	Morley silt loam, 10 to 15 percent slopes, eroded	1.04	35	101
Hb1AN	Houghton muck, drained, 0 to 1 percent slopes	0.10	40	148
Weighted Average		44.4	142.2	



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Halderman Real Estate App



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 April 11, 2016. At 6:30 PM, 173.1 acres, more or less, will be sold at the Delaware County Fairgrounds Heartland Building, Muncie, 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 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 Chris Peacock at 765-546-0592 or Alan Cummings at 765-241-0002 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 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). 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 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. Combo bids will not be split into separate purchase agreements.

DEED: The Sellers will provide a Warranty 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.

CLOSING: The closing shall be on or about May 12, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be given the night of the auction upon deposit of earnest money and signature on a cash lease to be used in the event closing does not occur.

REAL ESTATE TAXES: Real estate taxes are \$4,427.40. The Sellers 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.

DITCH ASSESSMENT: The ditch assessment is \$189.80. The Sellers will pay the 2016 ditch assessment. The 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., Russell D. Harmeyer, 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.