

JENNINGS TWP • FAYETTE COUNTY • IN

AUCTION

March 28 **5**
TRACTS 6:30 PM

**Excellent Livestock Farm
Productive Farmland**

160+/- ACRES



OPEN HOUSES: 2/29 & 3/3 • 4:00 - 5:30 PM

1307 S 350 E • Connersville, IN 47331

Rusty Harmeyer
Richmond, IN
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Craig Springmier
Eaton, OH
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Owner: Morris Family Trust
HALDERMAN
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JENNINGS TWP • FAYETTE COUNTY • INDIANA

AUCTION

March 28 **5**
TRACTS 6:30 PM

John H. Miller Community Center

2900 N Parks Rd • Connersville, IN 47331

160+/- ACRES

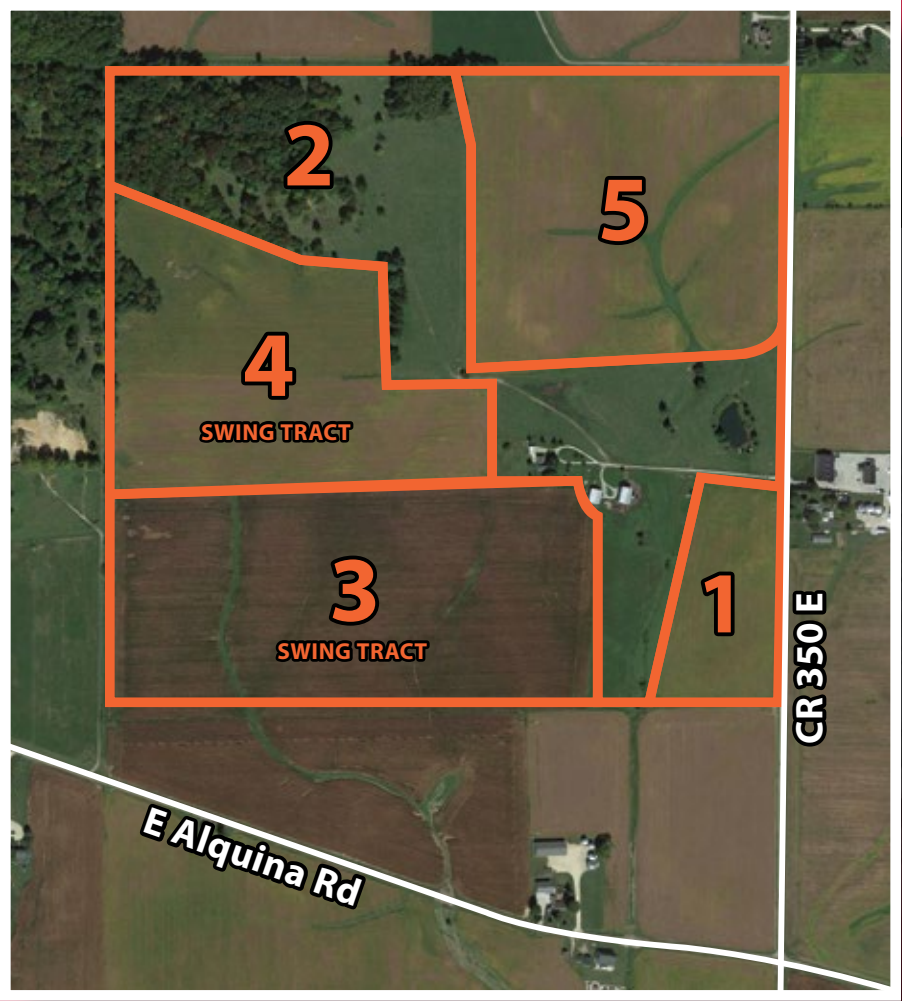
104.94+/- TILLABLE, 18.24+/- WOODED, 2.4+/- CRP,
32.02+/- PASTURE, 2+/- ACRES with HOME, 0.4+/- ACRE POND



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1307 S 350 E • Connersville, IN 47331



PROPERTY INFORMATION

LOCATION: 3.5 miles east of Connersville, IN
ZONING: Agricultural
TOPOGRAPHY: Level - Gently Rolling
SCHOOL DISTRICT: Fayette County School Corp.
ANNUAL TAXES: \$5,374.46

TRACT INFORMATION

TRACT 1: 8+/- Acres, All Tillable
TRACT 2: 51.84+/- Acres, 17.42+/- Wooded, 32.02+/- Pasture, 2+/- Acres with Home, 0.4+/- Acre Pond
*TRACT 3: 38+/- Acres, 37+/- Tillable, 1+/- CRP
*TRACT 4: 28.82+/- Acres, 28+/- Tillable, .82+/- Wooded
TRACT 5: 33.34+/- Acres, 31.94+/- Tillable, 1.4+/- CRP

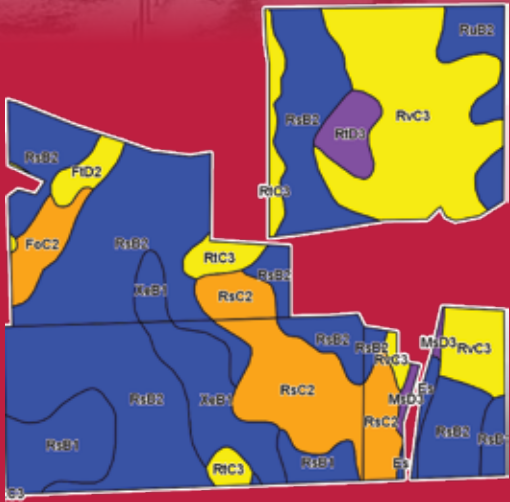
*Swing Tracts: Tracts 3 and 4 are swing tracts and must be purchased by an adjoining landowner and/or the Buyer(s) of Tract 2.

BUILDING DESCRIPTION

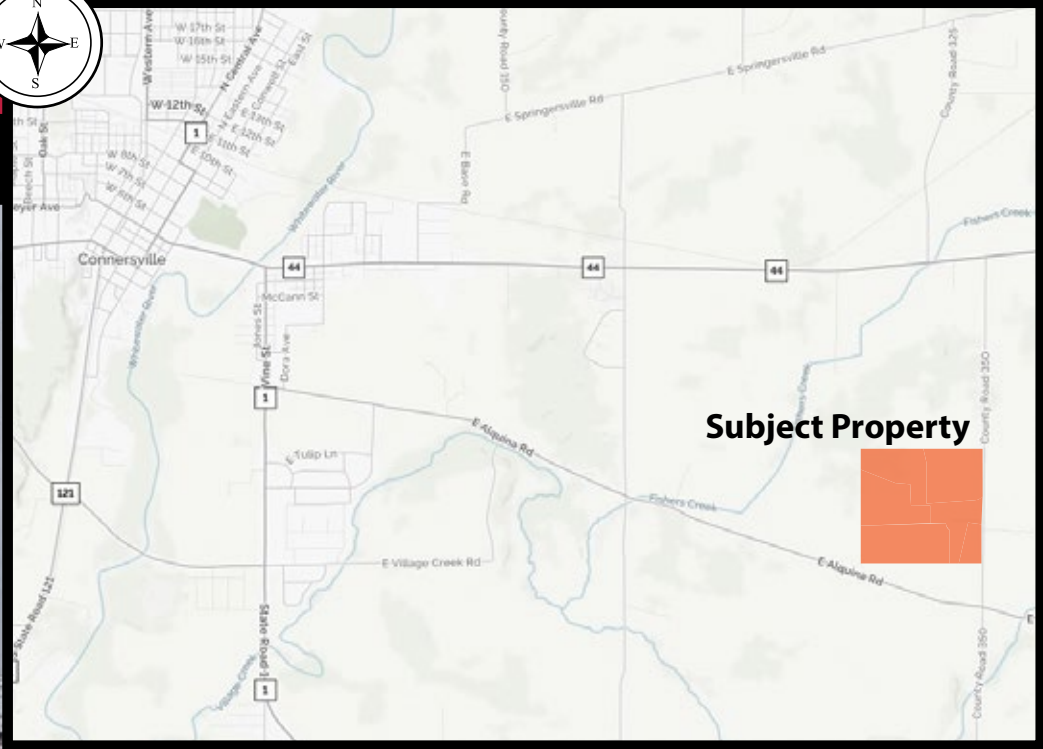
Historic 3,880 sq ft Home
(currently uninhabitable due to fire/smoke damage)
24' x 32' detached garage built in 1975
40' x 60' bank barn with new roof
42' x 54' pole building built in 1984



SOILS



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008 Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded	47.52	149	52
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	21.14	130	46
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	12.85	140	49
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	8.35	155	54
XeB1	Xenia silt loam, 2 to 6 percent slopes, slightly eroded	7.28	155	54
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	3.99	135	47
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	3.59	145	51
FoC2	Fox silt loam, kames, 6 to 12 percent slopes, moderately eroded	2.61	85	30
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	2.41	120	42
FtD2	Fox and Rodman loams, kames, 12 to 18 percent slopes, moderately eroded	1.53	55	20
Es	Eel silt loam	0.64	116	41
MsD3	Miami soils, 12 to 18 percent slopes, severely eroded	0.54	106	38
RsD2	Russell silt loam, 12 to 18 percent slopes, moderately eroded	0.09	125	44
Weighted Average		140.8	49.3	



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on March 28, 2016. At 6:30 PM, 160 acres, more or less, will be sold at the John H. Miller Community Center, Connersville, 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 Rusty Harmeyer at 765-561-1671 or Craig Springmire at 937-533-7126 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 Trustee'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.

SWING TRACTS: Tracts 3 and 4 are swing tracts and must be purchased by an adjoining landowner and/or the Buyer(s) of Tract 2.

CRP: CRP payments will be prorated to the day of deed recording by Fayette County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 2.4 acres of CRP has an annual payment of \$514.00 and expires 10/30/2024.

CLOSING: The closing shall be on or about May 20, 2016. The Sellers have 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. Possession of buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$5,374.46. The 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.

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU1000027

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.



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