

2 Auctions



71^{+/-} Acres

Boone Township, Porter County

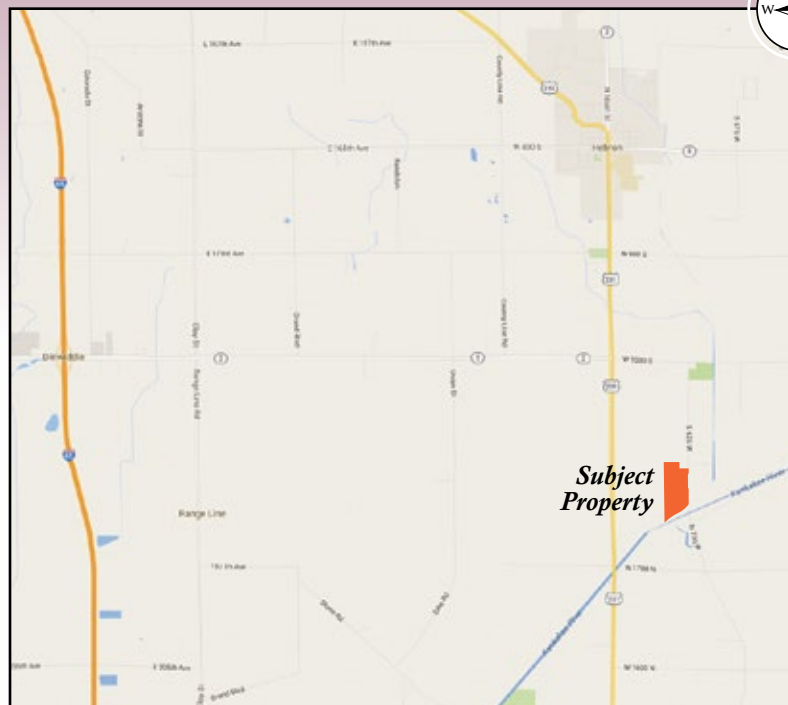
87^{+/-} Acres

Union Township, Jasper County

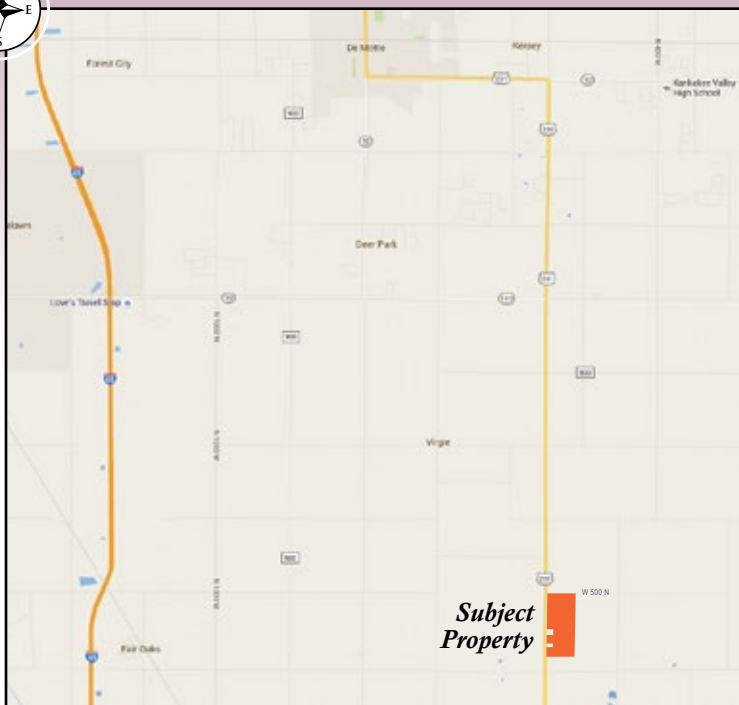
February 24, 2016 • 6:30 PM CST

1011 15th St SE (SR 10) • Demotte, IN 46310

71^{+/-} Acres Boone Township, Porter County



87^{+/-} Acres Union Township, Jasper County



Online Bidding Available



DOWNLOAD!
Halderman Real Estate App



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

HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

2 Auctions

February 24, 2016 • 6:30 PM CST

1011 15th St SE (SR 10) • Demotte, IN 46310

Mostly Tillable Grain Farm

71^{+/-} Acres

1
TRACT

Boone Township, Porter County

61.89^{+/-} Tillable • 4.61^{+/-} Wooded

Cropland and Recreational

87^{+/-} Acres

2
TRACTS

Union Township, Jasper County

60^{+/-} Tillable • 27.34^{+/-} Wooded

Larry Smith
La Porte, IN

219-362-4041

larrys@halderman.com

Julie Matthys
New Carlisle, IN

574-310-5189

juliem@halderman.com

Mike Gentry
LaCrosse, IN

219-851-7672

michaelg@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# LAS-11627/29 (16)

800.424.2324 | www.halderman.com

71^{+/-} Acres • 1 Tract

Boone Township, Porter County

Location: On the north side of the Kankakee River, on the corner of CR 1100 S and CR 625 W

Zoning: Agricultural

Topography: Level

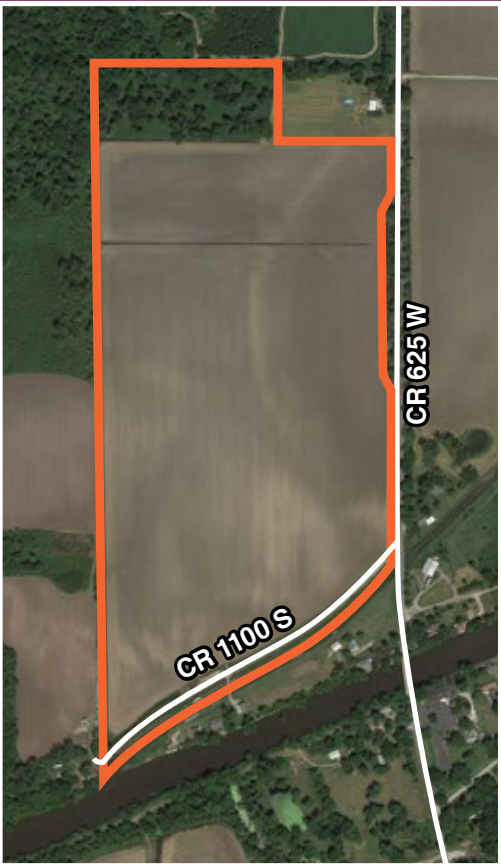
School District: MSD of Boone Twp

Annual Taxes: \$2,447.00



Soils

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
So	Suman silt loam	55.19	135	35
Mm	Maumee loamy sand	4.34	135	28
Fh	Fluvaquents	1.30		
Weighted Average		132.1		33.8



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 24, 2016. At 6:30 PM CST, 66.5 acres, more or less, will be sold at the VFW, Demotte, 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 Sellers, shall constitute a binding contract between the Buyer 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 Larry Smith at 219-362-4041, Julie Matthys at 574-310-5189 or Mike Gentry at 219-851-7672 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 the tract, 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. 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. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price 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: 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.

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. The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is 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 April 1, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$2,447.00. The Sellers will pay the 2015 taxes due and payable in 2016. The Buyer(s) will pay the 2016 taxes due and payable in 2017 and all taxes 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, 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 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, 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. Conduct 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.

Owner: Rose Tremmel Estate

87^{+/-} Acres • 2 Tracts

Union Township, Jasper County

Location: At the intersection of SR 231 and CR 500 N

Zoning: Agricultural

Topography: Gently Rolling

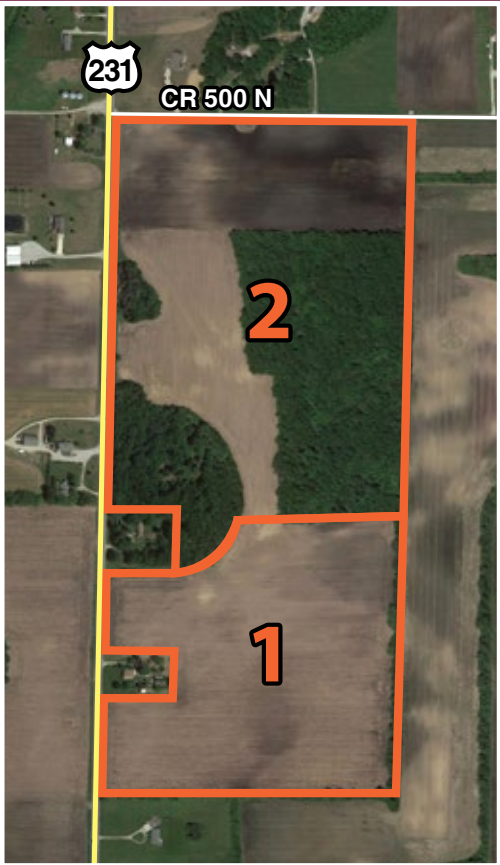
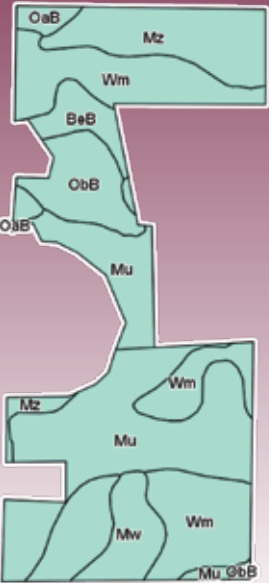
School District: Kankakee Valley School Corporation, Rensselaer School Corporation

Annual Taxes: \$2,067.87

TRACT 1: 32.2 Acres
32 Tillable, 0.2 Wooded

TRACT 2: 55.14 Acres
28 Tillable, 27.14 Wooded

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
Mu	Morocco loamy sand	19.84	100	29
Wm	WatsekaMaumee loamy sands	18.68	125	29
Mz	Mussey mucky sandy loam	7.69	160	44
ObB	Oakville sand, moderately wet, 1 to 3 percent slopes	4.58	82	29
Mw	Muskego muck, drained	3.26	137	36
BeB	Brems loamy sand, 1 to 3 percent slopes	2.21	91	32
OaB	Oakville fine sand, 2 to 6 percent slopes	0.88	73	25
Weighted Average		116.2		31.5



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CLOSING: The closing shall be on or about March 25, 2016. The Sellers has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$2,067.87. The Sellers will pay the 2015 taxes due and payable in 2016. The Buyer(s) will pay the 2016 taxes due and payable in 2017 and all taxes thereafter.

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Owners: Kevin & Rhonda Spence