

FEBRUARY 1, 2016 • 6:30 PM

AUCTION

PERU & RICHLAND TWPS • MIAMI COUNTY

MIAMI CO. 4-H COMMUNITY BLDG • 1029 W 200 N • PERU, IN 46970

152[±] ACRES • 5 TRACTS

76[±] TILLABLE • 11[±] WOODED • 7.9[±] CRP

2.2[±] ACRE HOMESITE • 54.6[±] PASTURE/POND/NON-TILLABLE

CROPLAND, POND, PASTURE, WOODS, RECREATION, COUNTRY HOME

PROPERTY INFORMATION

LOCATION: 6 MILES NORTHEAST OF PERU, IN

ZONING: AGRICULTURAL

TOPOGRAPHY: ROLLING

SCHOOL: NORTH MIAMI COMMUNITY SCHOOLS

ANNUAL TAXES: \$2,684.18

TRACT DETAILS

TRACT 1: 2.2[±] ACRES • HOMESITE & BUILDINGS

TRACT 2: 38.5[±] ACRES • PASTURE & POND

TRACT 3: 29[±] ACRES • 12[±] TILLABLE
11[±] WOODED • 6[±] PASTURE & NON-TILLABLE

TRACT 4: 47[±] ACRES • 40.4[±] TILLABLE
2.7[±] CRP • 3.9[±] WOODS & NON-TILLABLE

TRACT 5: 35.5[±] ACRES • 23.6[±] TILLABLE
5.2[±] CRP • 6.2[±] GRASS & NON-TILLABLE

OPEN HOUSES: JAN. 12 & 14
4:00-6:00 PM



2546 E 400 N • PERU, IN 46970



1.5 STORY HOME WITH 3 BEDROOMS
AND A 24'x36' 3-CAR GARAGE

OWNERS: JAMES C. AND RUTH E. BLAIR

AJ Jordan
Peru, IN

317-697-3086
ajj@halderman.com

Larry Jordan
Peru, IN

765-473-5849
lj@halderman.com

PLACE BID

Online Bidding
is Available

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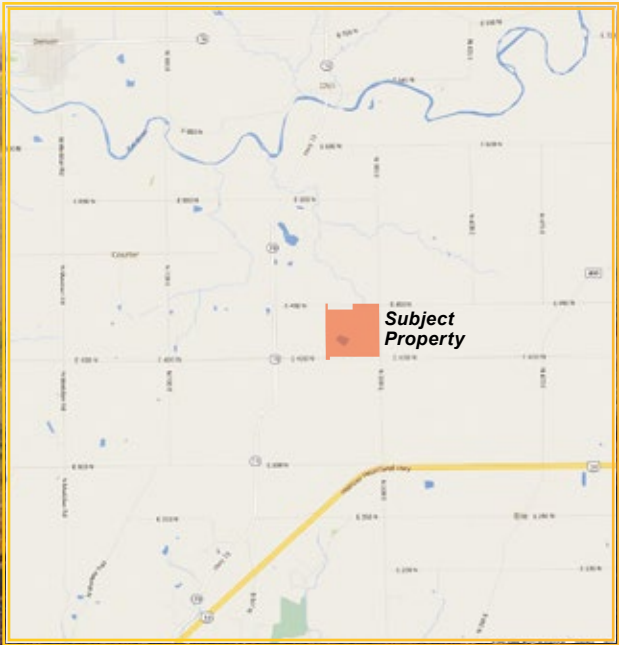
AUCTION
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152+/- ACRES | 5 TRACTS

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Halderman Real Estate App



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.				
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	29.56	105	37
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	18.61	141	45
GlsB	Glymwood silt loam, ground moraine, 2 to 6 percent slopes	14.12	132	46
Wh	Washtenaw silt loam	12.21	165	49
Pw	Pewamo silty clay loam	10.57	160	44
MeB	Metea loamy fine sand, 2 to 6 percent slopes	4.05	110	39
MtD3	Morley silty clay loam, 12 to 25 percent slopes, severely eroded	1.08	75	26
MsD	Morley silt loam, 12 to 18 percent slopes	0.36	105	37
MsC	Morley silt loam, 6 to 12 percent slopes	0.25	120	42
Weighted Average		131	131	42.4

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 February 1, 2016. At 6:30 PM, 152.2 acres, more or less, will be sold at the Miami County 4-H Community Building, Peru, 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 AJ Jordan at 317-697-3086 or Larry Jordan at 765-473-5849 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.

CRP: CRP Payments will be prorated to the day of deed recording by Miami 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 7.9 acres of CRP has an annual payment of \$1,814 and expires in 2020.

CLOSING: The closing shall be on or about March 15, 2016. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are estimated at \$2,684.18. Seller will pay the 2015 taxes due and payable in 2016. The Buyer(s) will be given a credit at closing for the 2015 due in 2016 real estate taxes and will be responsible for all taxes beginning with the spring 2016 installment and 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. Conduction 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.