

AUCTION

Monroe Township, Carroll County

JANUARY 18, 2016 • 6:30 PM

Carroll County Fairgrounds
102 N 4th St • Flora, IN 46929

136^{+/-}
ACRES

2 TRACTS

EXCELLENT FARMLAND

PROPERTY INFORMATION

123.31^{+/-} TILLABLE • 7^{+/-} WOODED

Location: 0.5 mile southwest of Flora, IN

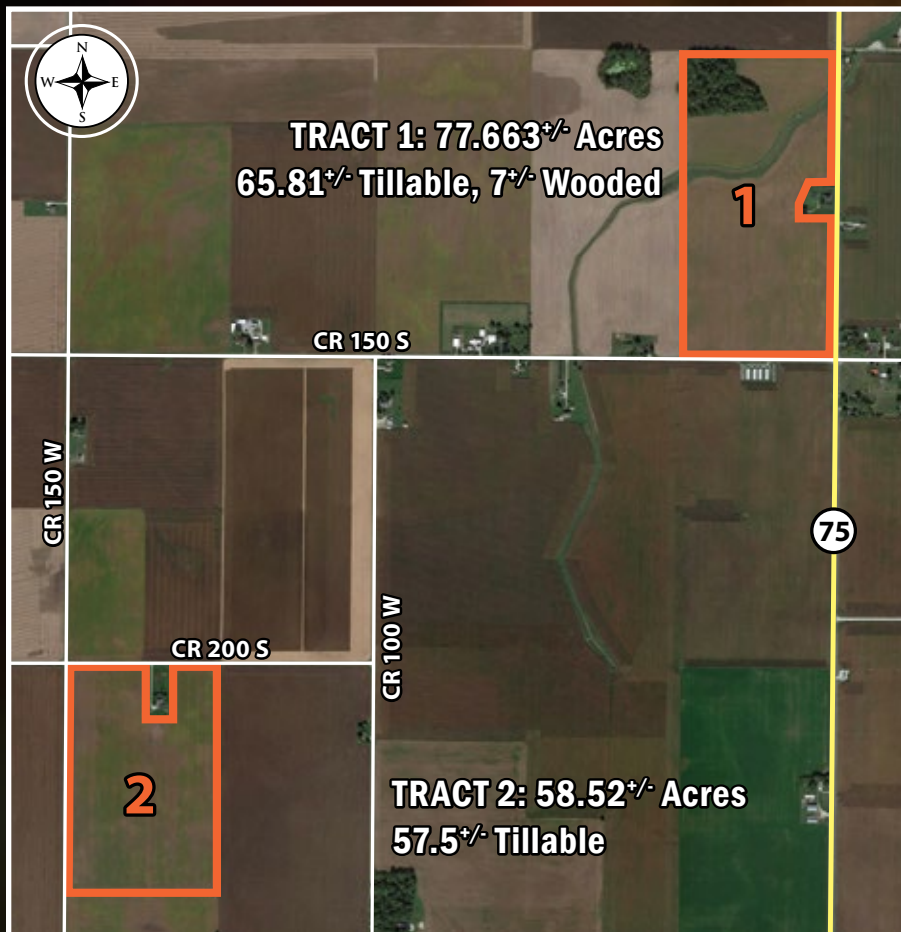
Zoning: Agricultural

Topography: Level to Gently Rolling

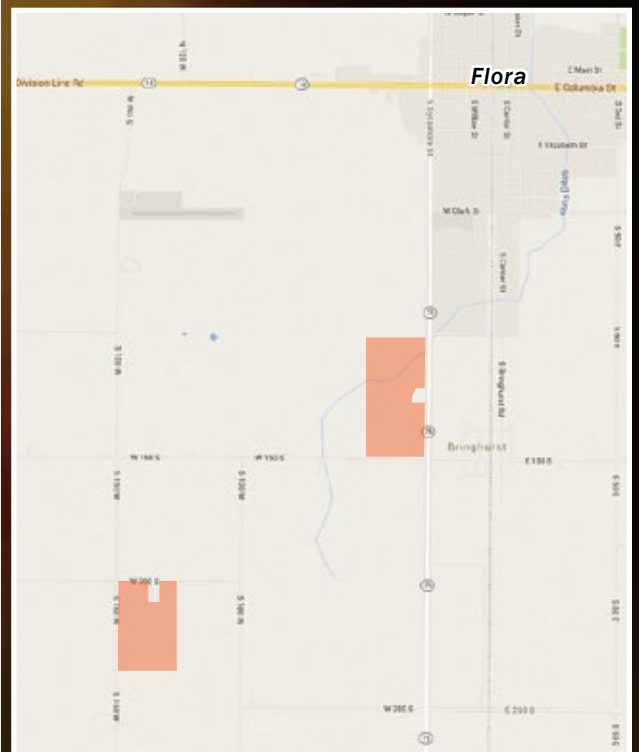
School District: Carroll Consolidated Schools

Annual Taxes: \$3,380.92

Ditch Assessment: \$161.72



PROPERTY LOCATION



Larry Jordan
Peru, IN

765-473-5849

- lj@halderman.com***

AJ Jordan
Peru, IN

317-697-3086

a11@halderman.com



**Online Bidding
is Available**

Owner: Fife Farms

HALDERMAN
REAL ESTATE
HLS# LWJ-11705 (15)
SERVICES

800.424.2324 | www.halderman.com

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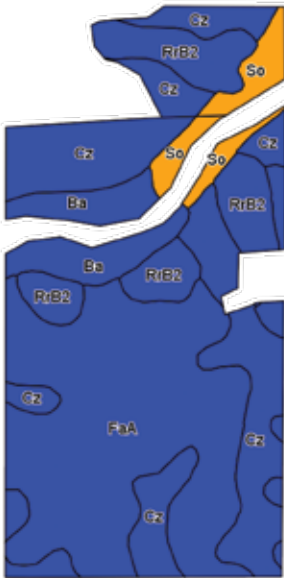
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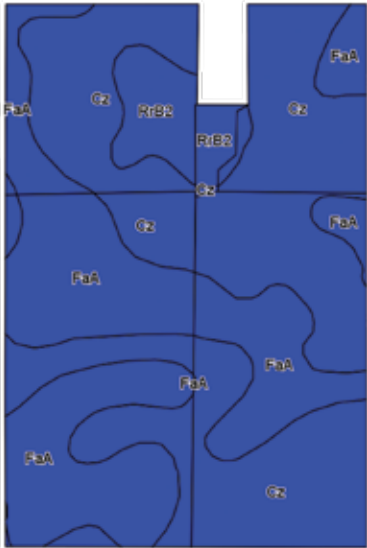
TRACT 1 SOILS



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.				
FaA	Fincastle-Starks silt loams, 0 to 2 percent slopes	28.32	166	54
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	20.49	184	54
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	8.48	133	47
Ba	Beaucoup silty clay loam, rarely flooded	5.17	175	44
So	Sloan silt loam, occasionally flooded	3.35	155	42
Weighted Average		167.5	51.7	

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.				
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	31.82	184	54
FaA	Fincastle-Starks silt loams, 0 to 2 percent slopes	21.88	166	54
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	3.80	133	47
Weighted Average		173.8	53.5	

TRACT 2 SOILS



TERMS & CONDITIONS

 **DOWNLOAD!**
Halderman Real Estate App



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 January 18, 2016. At 6:30 PM, 136.183 acres, more or less, will be sold at the Carroll County Fairgrounds, Flora, IN. This property will be offered as one single unit or in tracts. 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 Larry Jordan at 765-473-5849 or AJ Jordan at 317-697-3086 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 March 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 \$3,380.92. 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.

DITCH ASSESSMENT: The ditch assessment is \$161.72. The Buyer(s) will pay the 2016 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.