

LANCASTER TWP • WELLS COUNTY

2
TRACTS

AUCTION

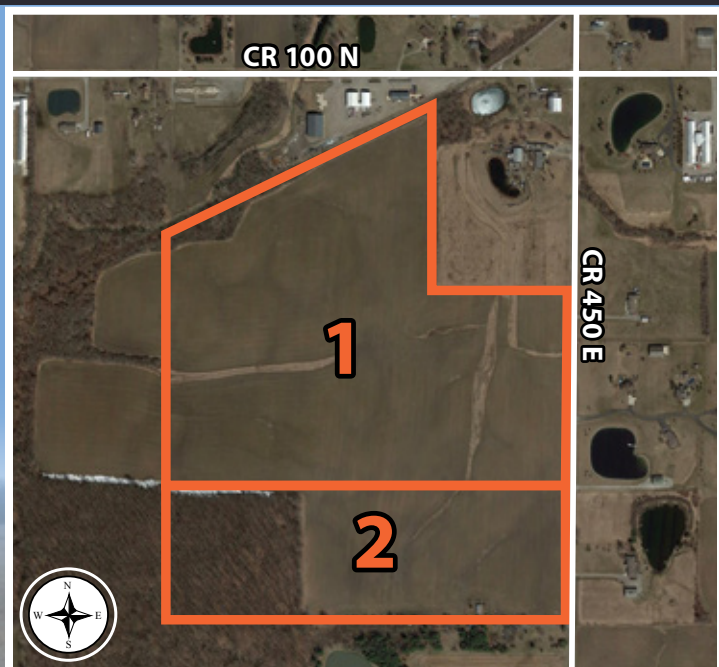
JANUARY 26, 2016 • 6:30 PM

WELLS COUNTY FAIRGROUNDS, 4-H PARK
1240 4-H PARK RD • BLUFFTON, IN 46714

FARMLAND
POTENTIAL
BUILDING SITES

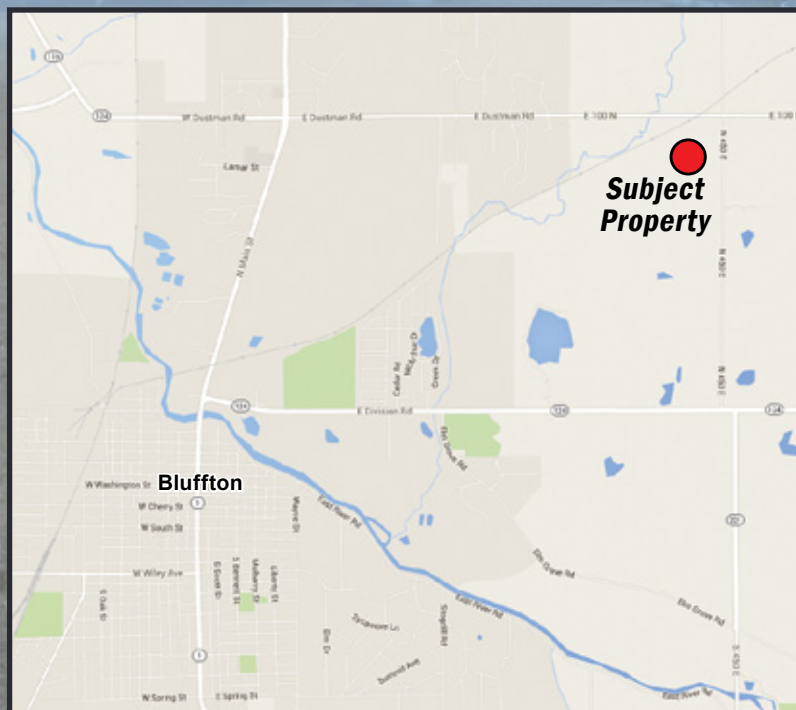
76.7+/- TILLABLE ACRES
11+/- WOODED ACRES

91^{+/-}
ACRES



TRACT 1: 61.86+/- TOTAL ACRES
57.2+/- ACRES TILLABLE, 1+/- ACRE WOODED

TRACT 2: 30+/- TOTAL ACRES
19.5+/- ACRES TILLABLE, 10+/- ACRES WOODED,
30' x 45' FBI POLE BUILDING



LOCATION: APPROXIMATELY 1 MILE
EAST OF BLUFFTON, IN

ZONING: AGRICULTURAL

TOPOGRAPHY: GENTLY ROLLING

SCHOOL DISTRICT: NORTHERN
WELLS COMMUNITY SCHOOLS

ANNUAL TAXES: \$1,973.84

DITCH ASSESSMENT: \$92.22



Rick Johnloz
Bluffton, IN
260-824-3130
rickj@halderman.com

Owner: Gaylord L. Mounsey Estate
Nile Bucher and Trent Bucher, Personal Representatives for Estate
Jon Brown, Attorney for Estate

HALDERMAN
REAL ESTATE
HLS# RAJ-11690 (15)
SERVICES

800.424.2324 | www.halderman.com

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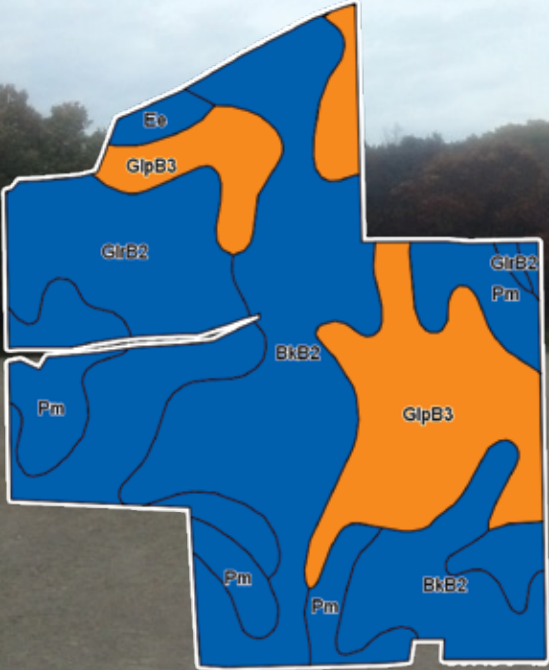
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PLACE BID

Online Bidding
is Available

DOWNLOAD!

Halderman Real Estate App



SOILS

INFORMATION

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.			
BkB2	BlountDel Rey silt loams, 1 to 4 percent slopes, eroded	28.47	122	40
GlpB3	Glynwood clay loam, end moraine, 2 to 6 percent slopes, severely eroded	18.21	119	41
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	16.37	128	44
Pm	Pewamo silty clay loam	11.84	160	44
Ee	Eel silt loam, frequently flooded	1.01	108	38
Weighted Average			128.3	41.7

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 January 26, 2016. At 6:30 PM, 91.86 acres, more or less, will be sold at the Wells County 4-H Park, Bluffton, 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 Rick Johnloz at 260-824-3130 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the survey, county assessor's records, FSA records and/or aerial photos.

SURVEY: This farm has been surveyed prior to the auction.

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 Personal Representative'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.

CLOSING: The closing shall be on or about February 26, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and building will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$1,973.84. 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 \$92.22. 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.