

HALDERMAN
REAL ESTATE
SERVICES

PO Box 297 • Wabash, IN 46992

AUCTION

January 20, 2016

Union Twp • Union County • Indiana



160^{+/-} ACRES • 4 TRACTS

*Productive Farmland • Pasture • Recreation & Hunting
Country Home & Outbuildings*



OPEN HOUSES: 12/22 & 1/5 • 4:00 - 5:30 PM

Rusty Harmeyer
765.561.1671
rustyh@halderman.com

Craig Springmier
937.533.7126
craigs@halderman.com



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is Available

HALDERMAN
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SERVICES

800.424.2324 | www.halderman.com

Union Twp • Union County • Indiana

AUCTION

January 20, 2016 • 6:30 PM

Union County Fairgrounds, 4-H Building • 411 Patriot Blvd • Liberty, IN 47353

*Productive Farmland • Pasture
Country Home & Outbuildings
Recreational Land Ideal for Hunting*

160^{+/-} ACRES • 4 TRACTS

99.93^{+/-} Tillable • 33.25^{+/-} Wooded
3.97^{+/-} Acre Homesite • 21.24^{+/-} Pasture
0.25^{+/-} Acre Pond

OPEN HOUSES: 12/22 & 1/5 • 4:00 - 5:30 PM



Rusty Harmeyer
Richmond/Rushville, IN
765.561.1671
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Craig Springmier
Eaton, OH
937.533.7126
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Owner: Margarete Whiteman Farm

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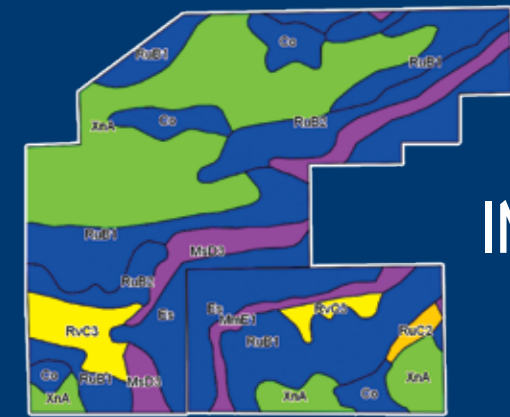
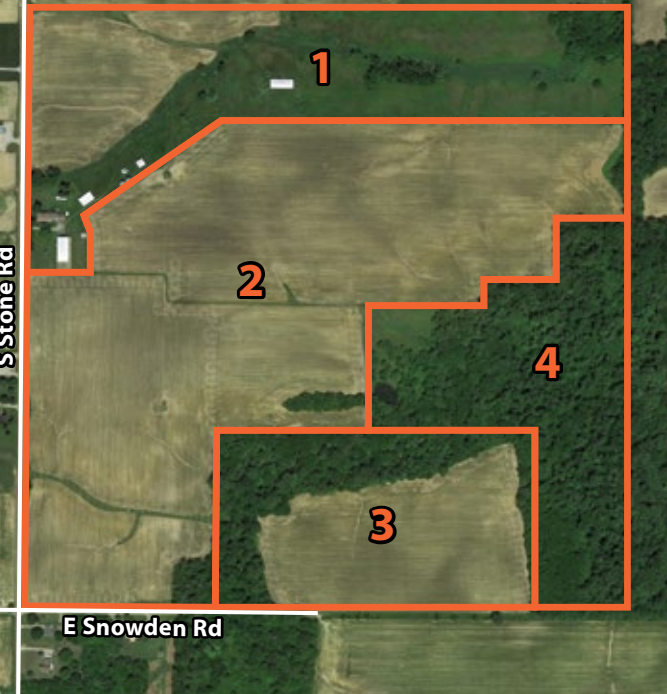
HLS# RDH-11692 (15)
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TRACT INFORMATION

TRACT 1: 35.97+/- Acres, 10.76+/- Tillable, 21.24+/- Pasture, 3.97+/- Acre Homesite
TRACT 2: 74.27+/- Acres, 72.97+/- Tillable, 1.3+/- Wooded
TRACT 3: 24.97+/- Acres, 16.2+/- Tillable, 8.77+/- Wooded
TRACT 4: 24.66+/- Acres, 23.18+/- Wooded, 1.23+/- Grassland, 0.25+/- Acre Pond

Homesite 7171 Stone Rd • College Corner, IN 47003

2,556 sq ft, 3 bedrooms, 3 bathrooms, 2-story home with attached garage
Flat Barn, Outbuildings, and 3 Grain Bins



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.				
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	30.12	142	50
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	25.19	150	52
Es	Eel silt loam	14.17	116	41
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	8.60	145	51
MsD3	Miami soils, 12 to 18 percent slopes, severely eroded	7.43	106	38
Co	Cope silt loam	5.79	185	53
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	4.87	130	46
MmE1	Miami silt loam, 18 to 25 percent slopes, slightly eroded	2.29	102	36
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	0.78	135	48
Weighted Average		138.8	48.1	

PROPERTY INFORMATION

LOCATION: 11 miles from Liberty, IN and 7 miles from Oxford, OH on the Union-Franklin County Line at the northeast corner of Stone Rd & Snowden Rd

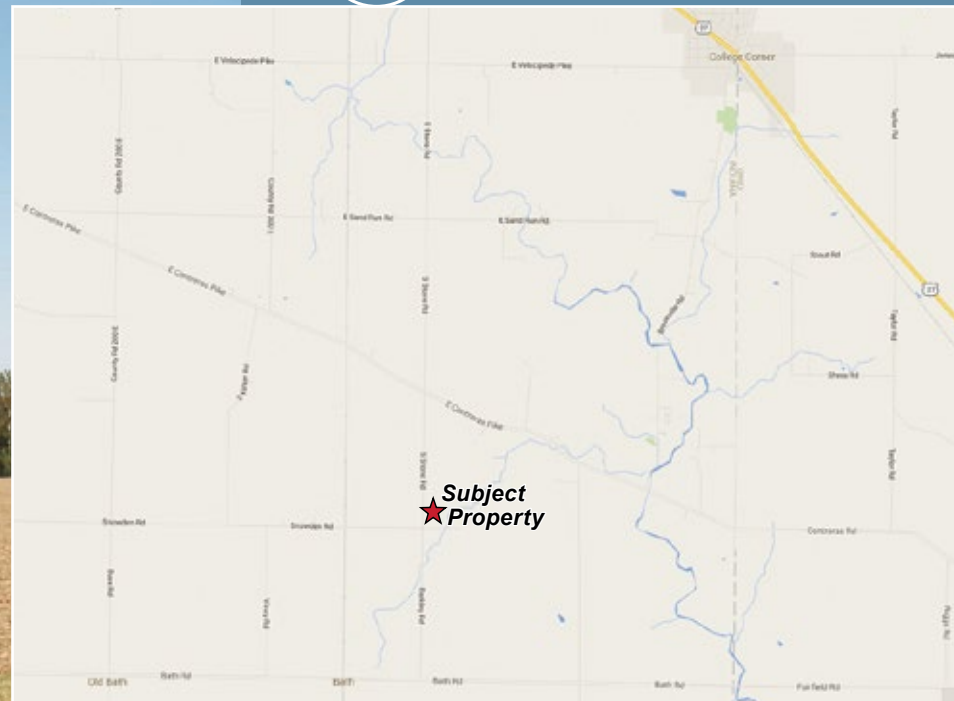
TOPOGRAPHY: Gently Rolling to Rolling

ZONING: Agricultural

SCHOOLS: Union County-College Corner Joint School District

ANNUAL TAXES: \$5,575.66

Open Houses: Dec. 22 & Jan. 5
4:00 - 5:30 PM



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on January 20, 2016. At 6:30 PM, 160 acres, more or less, will be sold at the Union County Fairgrounds, Liberty, 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 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 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.

CLOSING: The closing shall be on or about March 1, 2016. The Seller has the choice to extend this date if necessary.

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

POSSESSION: Possession of land will be at closing. Possession of buildings will be at closing with the exception of home and garage, which possession will be given within 12 months of closing.

REAL ESTATE TAXES: Real estate taxes are \$5,575.66. The Seller 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 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.