

White River Twp • Randolph County

AUCTION

36.591^{+/-}
acres

36^{+/-} Tillable Acres

*Towne Square Business
& Community Centre Banquet Room*

123 W Franklin St • Winchester, IN 47394

At the corner of Franklin St & Meridian St, on the southwest corner of the Winchester town square

November 18 • 6:30 PM

Property Information

LOCATION: On the south side of CR 400 N, approximately 1/3 mile east of US Highway 27, approximately 2 miles north of Winchester, IN

ZONING: Agricultural

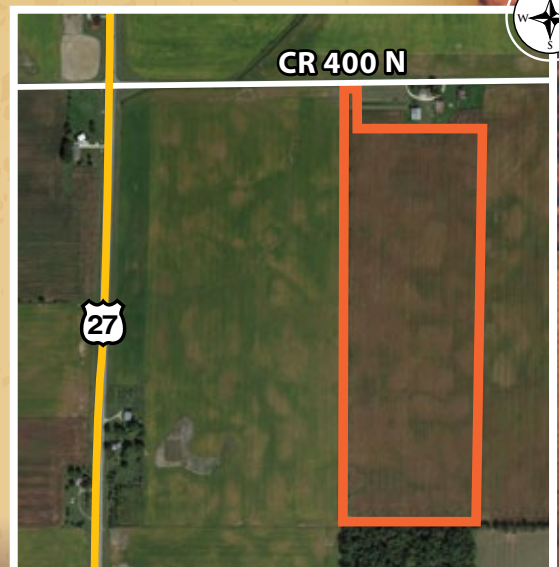
TOPOGRAPHY: Level to Gently Rolling

SCHOOLS: Randolph Central School Corp.

ANNUAL TAXES: \$892.64

DITCH ASSESSMENT: \$41.24

*Productive
Cropland
in a Strong
Basis Area*



Chris Peacock

Winchester, IN

765-546-0592

chrisp@halderman.com



**Online Bidding
is Available**

Owner: Robert L. Retter Estate

HALDERMAN
REAL ESTATE
SERVICES

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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.				
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	13.25	141	45
Pw	Pewamo silty clay loam	12.26	160	44
GnB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	9.89	129	44
Weighted Average		144.2	44.4	



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Halderman Real Estate App



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 November 18, 2015. At 6:30 PM, 36.591 acres, more or less, will be sold at the Towne Square Business & Community Centre Banquet Room, Winchester, 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 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 Chris Peacock at 765-546-0592 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: A survey has been completed for this property. The total acreage from the survey is 36.591 acres.

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.

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 December 18, 2015. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the harvest of the 2015 crop.

REAL ESTATE TAXES: Real estate taxes are \$892.64. The Seller will be responsible for the 2014 taxes due and payable in 2015. The Buyer will pay the 2015 taxes due and payable in 2016 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$41.24. The Buyer will pay the 2016 ditch assessment and all assessments 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.