

2 ABSOLUTE AUCTIONS

VETERAN'S DAY • NOV. 11, 2015

LA PORTE COUNTY PARCELS:

3:00 PM CST

Scipio Twp Volunteer Fire Dept
1105 W 250 S • La Porte, IN 46350

STARKE COUNTY PARCELS:

7:00 PM CST

California Twp Community Building
7225 S US 35 • Knox, IN 46534

SOMETHING FOR EVERYONE

LA PORTE COUNTY

71^{+/-} ACRES

7 TRACTS

STARKE COUNTY

93^{+/-} ACRES

9 TRACTS

Beautiful Homesites

Recreational - Hunting

Cropland - CRP Land

Investment Potential - Income Now

Commercial Zoning - Development Potential

Frontage on Two State Highways

Real Estate with Low Taxes

Co-Brokers Welcome

OWNER: THE GAINER GROUP, LLC

Larry Smith

La Porte, IN

219-362-4041

larrys@halderman.com

Julie Matthys

New Carlisle, IN

574-310-5189

juliem@halderman.com

Mike Gentry

LaCrosse, IN

219-851-7672

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REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

HLS# LAS-11633/34/35/36/37 (15)

LUHR PARK ESTATES ABSOLUTE

Scipio Township • LA PORTE COUNTY

3:00 PM CST

SCIPIO TWP VOLUNTEER FIRE DEPT
1105 W 250 S • La Porte, IN 46350

43^{+/-} ACRES • Tracts 1-5

22.15^{+/-} Tillable • 21^{+/-} Wooded



Rare Small Acreage

Recreational - Hunting

Rural Homesites with Soil Borings

Underground Gas and Electric Utilities

Adjacent to Attractive Homes



TRACT 1: 2.73^{+/-} Acres, All Wooded, Corner Lot, Soil Borings with Buildable Homesite, Surveyed and Deeded
Annual Taxes: \$14.66

TRACT 2: 10.59^{+/-} Acres, 8.88^{+/-} Tillable, 1.71^{+/-} Wooded
Two Building Sites with Soil Borings, Can Be Divided, Surveyed and Deeded, Farm Income
Annual Taxes: \$293.16

TRACT 3: 5.72^{+/-} Acres, 4.22^{+/-} Acre Open Building Site, 1.5^{+/-} Wooded
Soil Borings, Surveyed and Deeded, Farm Income
Annual Taxes: \$168.30

TRACT 4: 4.95^{+/-} Acres, 4.66^{+/-} Acre Open Building Site, 0.3^{+/-} Acre Wooded
Soils Borings, Surveyed and Deeded, Farm Income
Annual Taxes: \$111.76

TRACT 5: 19.94^{+/-} Acres, 5.26^{+/-} Tillable, 14.68^{+/-} Wooded
Potential Homesite, Soil Borings, Recreational - Hunting, Frontage on SR 39 and CR 150 W
Annual Taxes: \$406.76

LOCATION: 3 miles south of La Porte, IN and 2 miles north of US 6

SCHOOL DISTRICT: La Porte Community School Corporation

ZONING: R1A

TOPOGRAPHY: Level

HAMLET OAKS ABSOLUTE

Union Township • LA PORTE COUNTY

3:00 PM CST

SCIPIO TWP VOLUNTEER FIRE DEPT
1105 W 250 S • La Porte, IN 46350

27^{+/-} ACRES • Tracts 6-7

18.6^{+/-} Tillable • 9^{+/-} Wooded



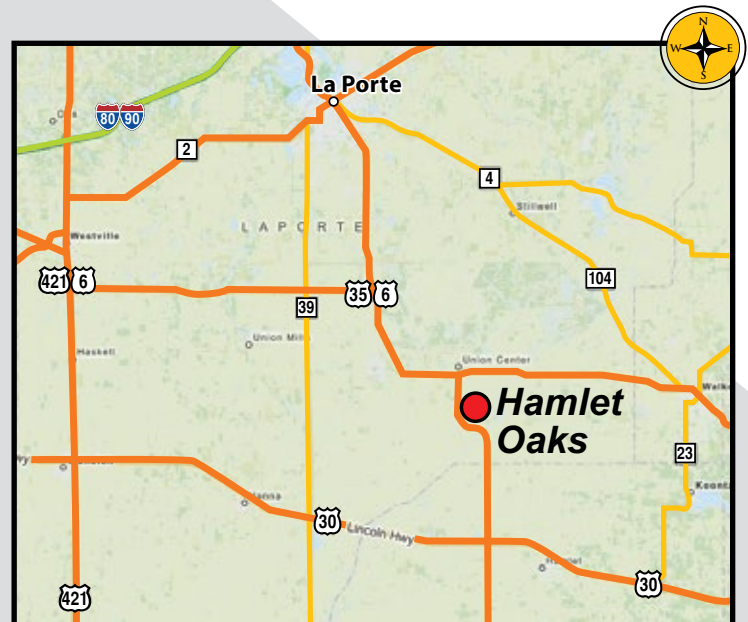
Quality Farmland

Farm Income

Approved Subdivision with Covenants

Rural Homesites

Woods with Hunting Potential



LA PORTE COUNTY OPEN HOUSES:

OCT. 22 • 3:30 - 5:30 PM

OCT. 31 • 1:00 - 3:00 PM

TRACT 6: 12.12^{+/-} Acres, 9.72^{+/-} Tillable, 2.4^{+/-} Wooded
Annual Taxes: \$328.08

TRACT 7: 15.65^{+/-} Acres, 9.4^{+/-} Tillable, 6.25^{+/-} Wooded
Annual Taxes: \$373.60

LOCATION: 9 miles south of La Porte, IN with frontage on US 35

SCHOOL DISTRICT: La Porte Community School Corporation

ZONING: Agricultural

TOPOGRAPHY: Level

BASS LAKE NORTH ABSOLUTE

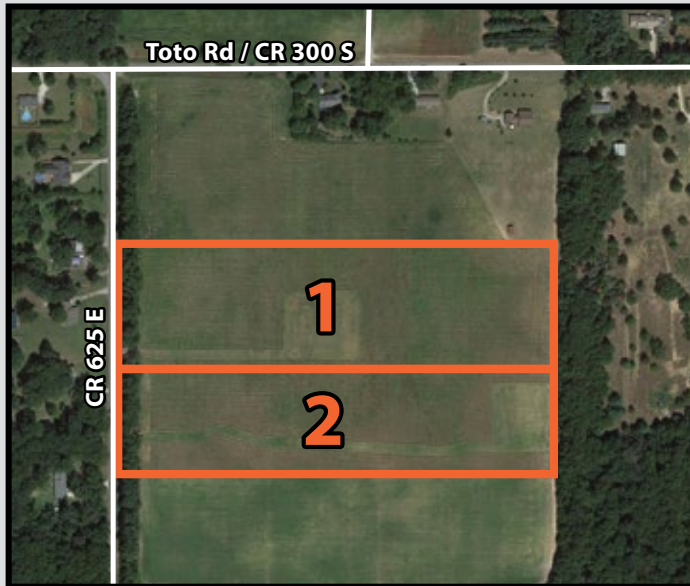
North Bend Township • STARKE COUNTY

7:00 PM CST

CALIFORNIA TWP COMMUNITY BUILDING
7225 S US 35 • Knox, IN 46534

20^{+/-} ACRES • Tracts 1-2

16.94^{+/-} Tillable • 3.06^{+/-} Acre Building Site



Near Bass Lake

Quiet, Secluded Area

CRP Income \$130 per acre, expires 2022

Income Producing Property

Conservation Reserve Program



TRACT 1: 10^{+/-} Acres, 1.29^{+/-} Acre Building Site,
8.71^{+/-} Acres CRP
Soil Borings, Surveyed, 4,000 Trees Planted in 2012

TRACT 2: 10^{+/-} Acres, 1.77^{+/-} Acre Building Site,
8.23^{+/-} Acres CRP
Soil Borings, Surveyed, 4,000 Trees Planted in 2012

LOCATION: On CR 625 E, 1 mile north of Bass Lake

SCHOOL DISTRICT: Culver Community School Corporation

ZONING: Agricultural

TOPOGRAPHY: Level

ANNUAL TAXES: \$298.54 (Both Tracts)

BASS LAKE COMMERCIAL ABSOLUTE

California Township • STARKE COUNTY

7:00 PM CST

CALIFORNIA TWP COMMUNITY BUILDING
7225 S US 35 • Knox, IN 46534

21^{+/-} ACRES • Tract 3

16.04^{+/-} Tillable • 1.97^{+/-} CRP



Prime Commercial Site

Excellent Frontage on US 35 & SR 10

Adjacent to Bass Lake Business District

Farm Income



TRACT 3: 21^{+/-} Acres, 16.04^{+/-} Tillable, 1.97^{+/-} CRP

LOCATION: On US 35 and US 10, 10 miles north of Winamac, 4 miles south of Knox, 8 miles east of North Judson, and 9 miles west of Culver

SCHOOL DISTRICT: Knox Community Schools

ZONING: Commercial - Light Business, Development, Retail

TOPOGRAPHY: Level

ANNUAL TAXES: \$584.28

STARKE COUNTY OPEN HOUSES:

OCT. 22 • 1:00 - 3:00 PM

OCT. 31 • 10:00 AM - 12:00 PM

EAGLE PARK ESTATES ABSOLUTE

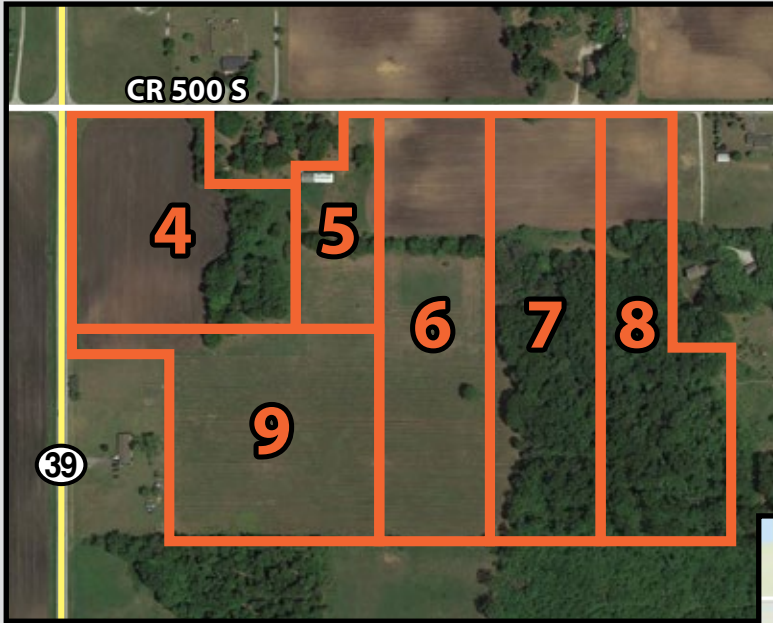
Wayne Township • STARKE COUNTY

7:00 PM CST

CALIFORNIA TWP COMMUNITY BUILDING
7225 S US 35 • Knox, IN 46534

51^{+/-} ACRES • Tracts 4-9

14.12^{+/-} Tillable • 14.5^{+/-} Wooded • 17^{+/-} CRP • 2^{+/-} Pasture

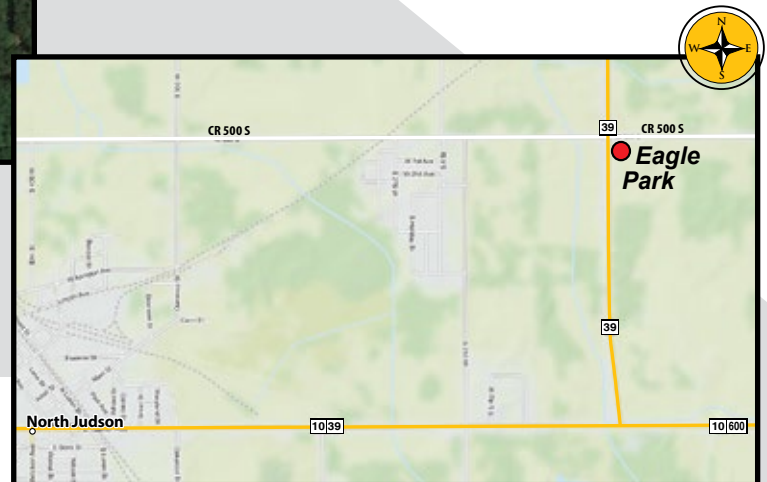


Great Hunting

Excellent Rural Homesites

CRP Income \$115 per acre, expires 2027

Quality Hardwood Timber in CRP



TRACT 4: 8.62^{+/-} Acres, 6^{+/-} Tillable, 2.3^{+/-} Wooded
Corner Lot, More Potential Homesites, if desired
Surveyed

TRACT 5: 3.02^{+/-} Acres, 1^{+/-} Acre CRP, 2^{+/-} Pasture
100 ft of Frontage on CR 500 S
Barn & Building Site on Hill, Surveyed

TRACT 6: 10^{+/-} Acres, 2^{+/-} Tillable, 6^{+/-} Acres CRP, 2^{+/-} Wooded
332 ft of Frontage on CR 500 S, Homesite 160' x 175'
Surveyed

TRACT 7: 10^{+/-} Acres, 2^{+/-} Tillable, 1^{+/-} Acre CRP, 7^{+/-} Wooded (Large Oaks)
332 ft of Frontage on CR 500 S, Open Homesite, Surveyed

TRACT 8: 10^{+/-} Acres, 1.5^{+/-} Tillable, 8.5^{+/-} Wooded (Marketable Timber)
251 ft of Frontage on CR 500 S, Surveyed

TRACT 9: 10.3^{+/-} Acres, 9^{+/-} Acres CRP, 1.3^{+/-} Non-Tillable
100 ft of Frontage on SR 39, Surveyed

LOCATION: At the intersection of CR 500 S and
SR 39, 2 miles northeast of North Judson, IN

SCHOOL DISTRICT: North Judson-San Pierre
Schools

ZONING: Agricultural

TOPOGRAPHY: Level

ANNUAL TAXES: \$1,008.90 (All Tracts)

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 these properties at public auction with no reserve on November 11, 2015 at 3:00 PM CST and 7:00 PM CST. These properties will be sold at the Scipio Township Volunteer Fire Department, La Porte, IN and the California Township Community Building, Knox, IN. These properties 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 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 Smith at 219-362-4041, Julie Matthys at 574-310-5189, or Michael Gentry at 219-851-7672 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.**

PURCHASE AGREEMENTS: 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.

CRP: CRP Payments will be prorated to the day of deed recording by Starke County FSA, using the fiscal year of October 1 to September 30. The Buyer will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer removes any acres from the CRP contact, that Buyer is solely responsible for repayment of all received payments, interest and penalties.

CLOSING: The closing shall be on or about December 18, 2015. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are shown under "Property Information" for each property. 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.

DITCH ASSESSMENT: The ditch assessments are shown under "Property Information" for each property, if applicable. The Buyer(s) will pay the 2015 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.

CO-BROKER: Agents representing buyers are offered a co-brokerage commission with advance registration with HRES.

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.



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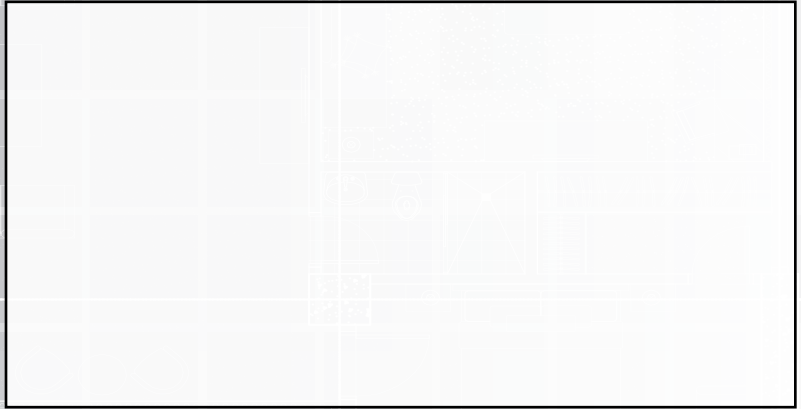
www.halderman.com

LA PORTE
COUNTY

71^{+/-} ACRES
7 TRACTS

STARKE
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93^{+/-} ACRES
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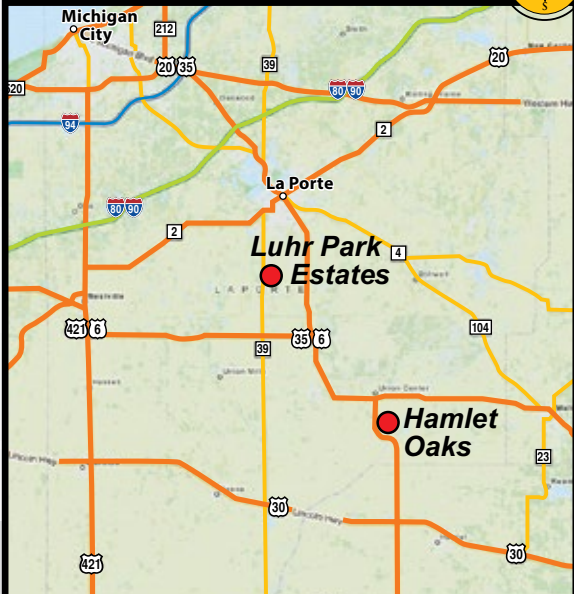
OCT. 31 • 1:00 - 3:00 PM

STARKE COUNTY OPEN HOUSES:

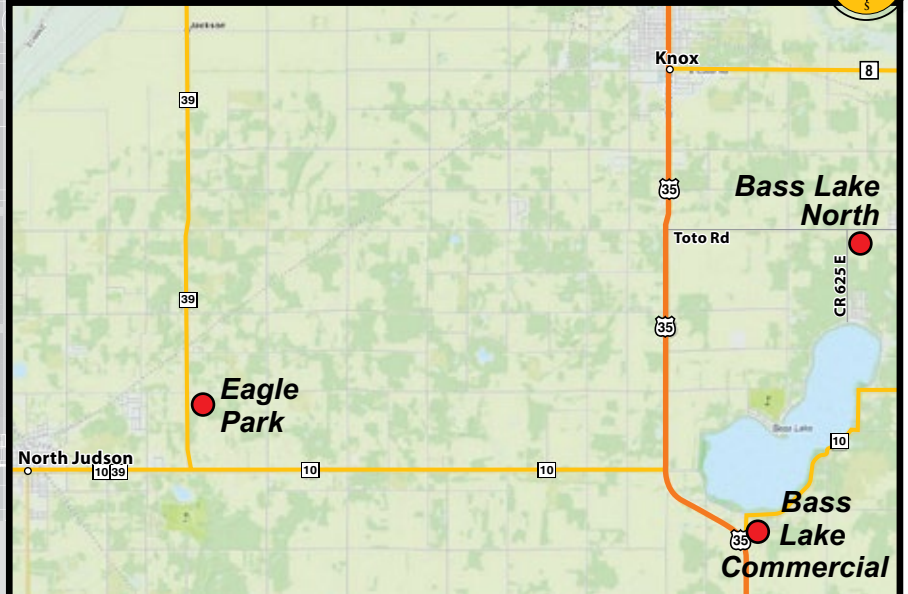
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LA PORTE COUNTY PROPERTIES



STARKE COUNTY PROPERTIES



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