

November

12

6:30 PM

Chester Twp,
Wabash County

Auction

Urbana Lions Club
Half St • Urbana, IN 46990

117.6^{+/-}
acres

Good Productive Land
Over 90% Tillable

108^{+/-} TILLABLE • 8^{+/-} WOODED

Property Information

LOCATION: Along CR 400 E, just south of the intersection of CR 800 N and 400 E, 1 mile southeast of Servia, IN

ZONING: Agricultural

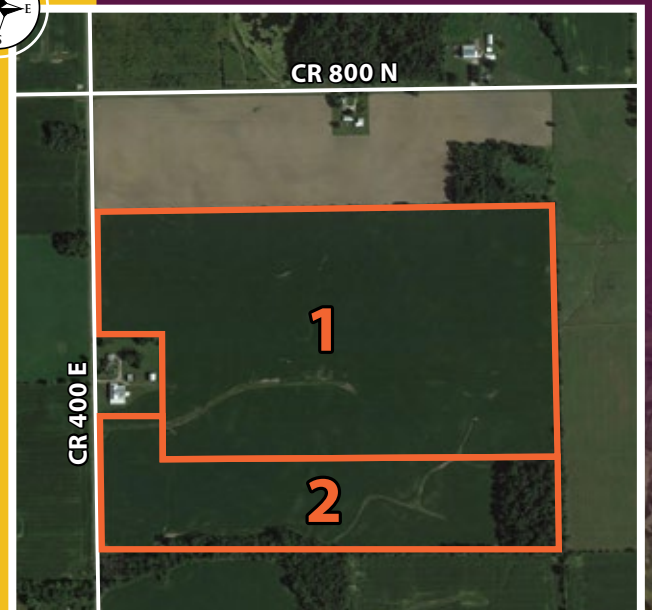
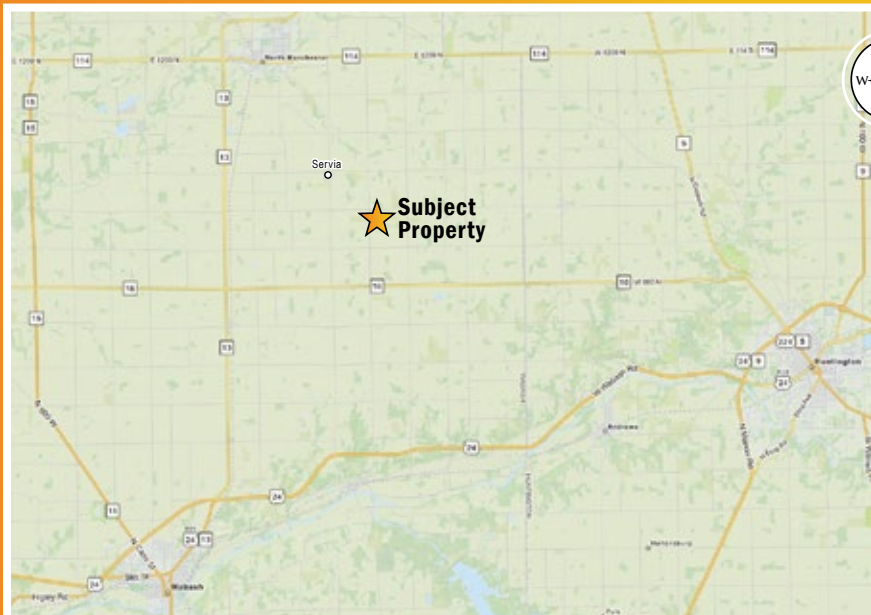
TOPOGRAPHY: Level to Gently Rolling

SCHOOLS: Manchester Community Schools

2 tracts

TRACT 1: 82.69^{+/-} Acres
82^{+/-} Tillable

TRACT 2: 34.86^{+/-} Acres
26^{+/-} Tillable
8^{+/-} Wooded



Jon Rosen

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Bill Earle

N. Manchester, IN

260-982-8351

bille@halderman.com

Owner: Ray M. & Lucile M. Blocher
Revocable Living Trust

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Auction

2 tracts

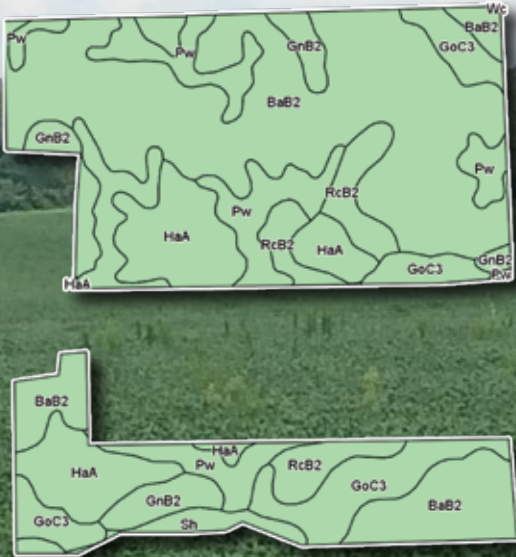
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Soils
Information

DOWNLOAD!
Halderman Real Estate App



Tract 1

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.				
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	46.20	127	41
Pw	Pewamo silty clay loam	14.03	160	44
HaA	Haskins loam, 0 to 3 percent slopes	9.46	140	46
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	4.95	126	44
GoC3	Glymwood clay loam, 5 to 12 percent slopes, severely eroded	4.34	120	42
GnB2	Glymwood silt loam, 2 to 6 percent slopes, eroded	2.88	128	44
Weighted Average		133.8	42.4	

Tract 2

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.				
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	7.65	127	41
GoC3	Glymwood clay loam, 5 to 12 percent slopes, severely eroded	6.40	120	42
HaA	Haskins loam, 0 to 3 percent slopes	5.00	140	46
Pw	Pewamo silty clay loam	2.33	160	44
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	2.05	126	44
GnB2	Glymwood silt loam, 2 to 6 percent slopes, eroded	1.95	128	44
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.51	131	38
Weighted Average		130.8	42.7	

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 November 12, 2015. At 6:30 PM, 117.6 acres, more or less, will be sold at the Urbana Lions Club, Urbana, 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 Jon Rosen at 260-740-1846 or Bill Earle at 260-982-8351 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 and half the cost will be shared with the buyers.

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.

DEED: The Sellers will provide a Trustee'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 December 23, 2015. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Please call Jon Rosen at 260-740-1846 for current tax information. 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 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. Conduct 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.