

HALDERMAN
REAL ESTATE
SERVICES

PO Box 297 • Wabash, IN 46992

"Farm & Transitional Real Estate
Specialists Since 1930"

800.424.2324
www.halderman.com

AUCTION

LAFAYETTE & PLEASANT TWPS • ALLEN COUNTY

TUESDAY AT 6:30 PM

OCTOBER 27

Farmland & Development Potential

156+/- ACRES • 3 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 this property at public auction on October 27, 2015. At 6:30 PM, 156.04 acres, more or less, will be sold at the Lighted Gardens, Ossian, 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 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 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 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 bid price 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 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 Trustee's Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is 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 November 24, 2015. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights.

FARM INCOME: Seller will retain all of the 2015 farm income.

REAL ESTATE TAXES: Real estate taxes are: \$2,442.24 for Tract 1, \$1,903.56 for Tract 2 and \$731.24 for Tract 3. 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 ASSESSMENTS: The ditch assessments are: \$178.62 for Tract 1, \$154.52 for Tract 2 and \$30.36 for Tract 3. The Seller will pay the 2015 ditch assessment. The Buyer(s) 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, 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. Conduct 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.

AUCTION

LAFAYETTE & PLEASANT TWPS • ALLEN COUNTY

*Farmland
Development Potential*

TUESDAY AT 6:30 PM

OCTOBER 27

Lighted Gardens • 10794 N SR 1 • Ossian, IN 46777

156+/- ACRES

3 TRACTS

144+/- TILLABLE • 9.5+/- WOODED



Rick Johnloz

Bluffton, IN

260-824-3130

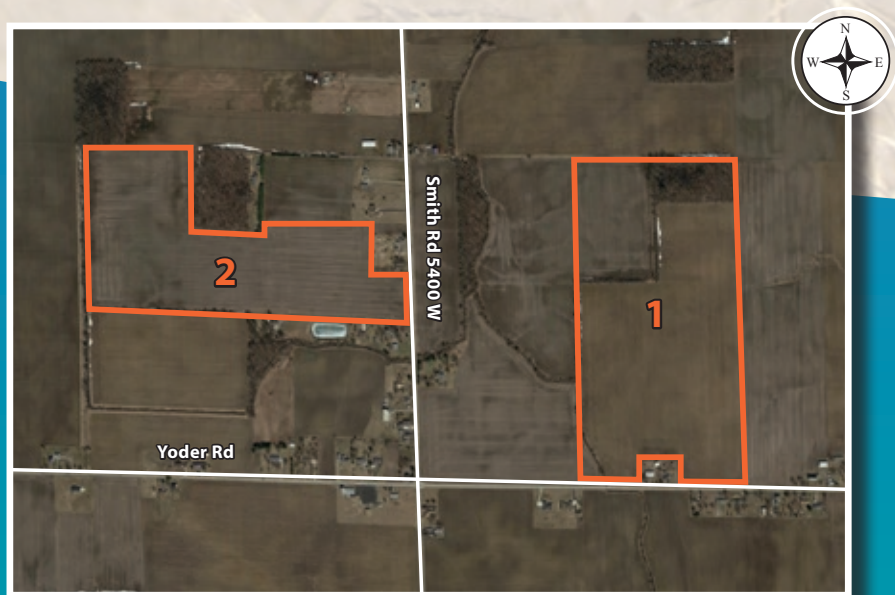
rickj@halderman.com

Owner: Erma P. Genth Living Trust

HALDERMAN
REAL ESTATE
SERVICES

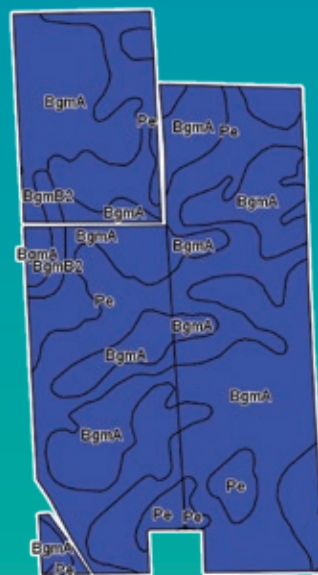
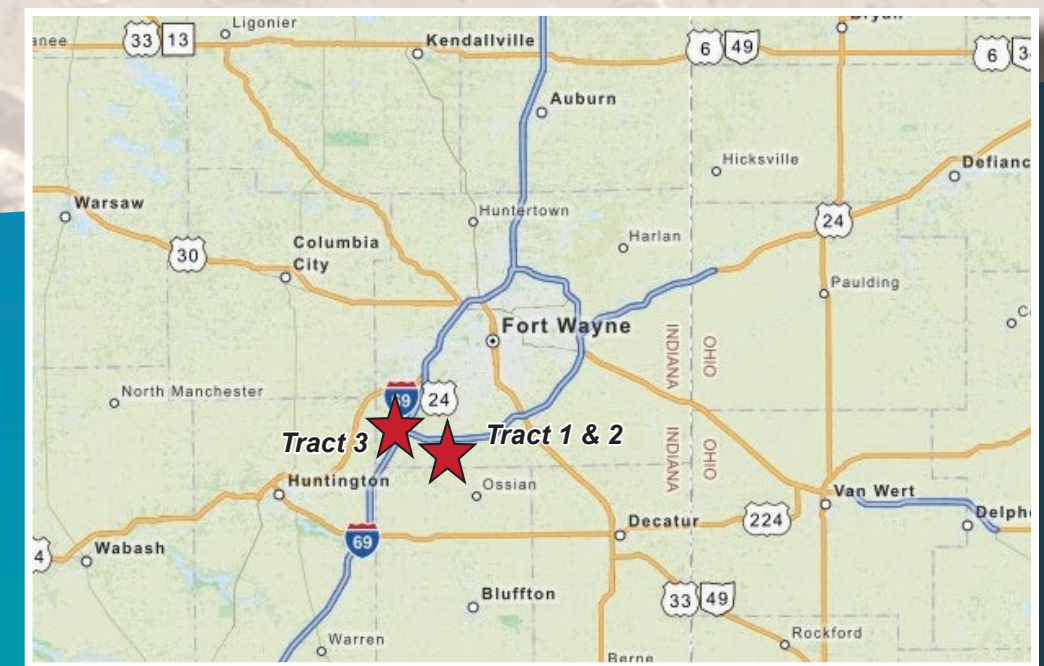
HLS# RAJ-11624 (15)

800.424.2324 | www.halderman.com



TRACT DETAILS

TRACT 1:	TRACT 2:	TRACT 3:
77.5+/- ACRES	55.18+/- ACRES	23.36+/- ACRES
72.7+/- TILLABLE	53.5+/- TILLABLE	18.25+/- TILLABLE
4.5+/- WOODED		5+/- WOODED



TRACT 1 SOILS

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	44.33	141	45
Pe	Pewamo silty clay loam	27.32	154	43
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	1.05	139	44
Weighted Average		145.9	44.2	

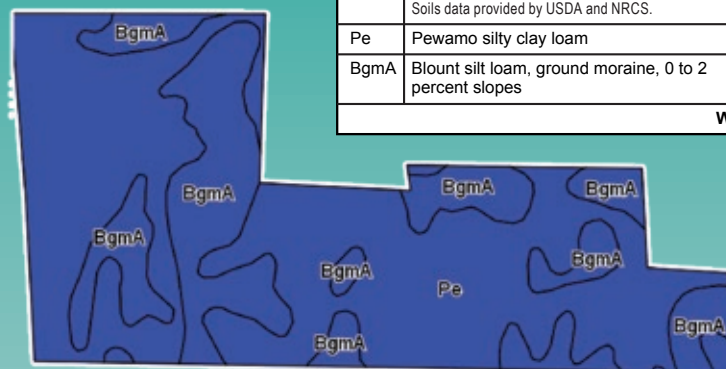


TRACT 3 SOILS

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Pe	Pewamo silty clay loam	11.10	154	43
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	4.86	141	45
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	2.29	137	44
Weighted Average		148.4	43.7	



TRACT 2 SOILS



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Pe	Pewamo silty clay loam	35.59	154	43
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	17.92	141	45
Weighted Average		149.6	43.7	

PROPERTY INFORMATION

LOCATION: West of Yoder, IN

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Ft. Wayne Community Schools
Southwest Allen Community Schools

ANNUAL TAXES: Tract 1: \$2,442.24,
Tract 2: \$1,903.56
Tract 3: \$731.24

DITCH ASSESSMENT: Tract 1: \$178.62
Tract 2: \$154.52
Tract 3: \$30.36

