

SEALED BID

AUCTION

SUGAR CREEK TWP • CLINTON COUNTY



*Rural Residence, Farm Building,
and Tillable Acres*

Sealed Bids Due by 5:00 PM EST on Oct. 1, 2015

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 the Lois Sink Estate, containing 16.375 acres, more or less, located in Sugar Creek Township of Clinton County, by sealed bid auction on October 1, 2015. Bids must be postmarked, hand delivered or faxed, no later than 5:00 PM EST that day. 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.

BID FORMAT: All bids must be mailed or hand delivered to Rusty Harmeyer of Halderman Real Estate Services Inc., at 5090 King Rd, Richmond, IN, 47374-9758 or faxed to 888-708-5747. All bids must be received by 5:00 PM EST on October 1, 2015.

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 the existing legal description is adequate for title insurance for the tract, 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 chose the type of survey to be completed and warrants that it will be sufficient to provide an owner's insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract 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.

DOWN PAYMENT: 10% of the bid down upon acceptance of the bid 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. The successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

DEED: The Seller will provide a Personal Representative'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.

SWING TRACTS: Tracts 3 and 4 are swing tracts and must be purchased by an adjoining landowner or the buyer of tract 1.

CLOSING: The closing shall be on or about November 25, 2015. However, the Seller has the choice to change this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are \$1,535.32. The Seller will be responsible for the 2015 taxes due and payable in 2016. The Buyer(s) will be given a credit at closing for these taxes and therefore will be responsible for the taxes when they become due in 2016.

DITCH ASSESSMENT: The ditch assessment is \$82.00. 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. 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. 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.

SEALED BID AUCTION

SUGAR CREEK TWP • CLINTON COUNTY

OPEN HOUSE: SEPTEMBER 17 • 4:00-5:30 PM

6348 S CR 1150 E • KIRKLIN, IN

16+/- ACRES • 10.8+/- TILLABLE • 2.9+/- HOME



*Rural Residence, Farm Building
and Tillable Acres*



Sealed Bids Due by 5:00 PM EST on Oct. 1, 2015

RUSTY HARMEYER
RICHMOND, IN
765-561-1671
rustyh@halderman.com

JIM CLARK
FRANKFORT, IN
765-659-4841
jimc@halderman.com

Owner: Lois Sink Estate

HALDERMAN
REAL ESTATE
SERVICES
HLS# RDH-11655 (15)

SAM CLARK
NOBLESVILLE, IN
317-442-0251
samc@halderman.com

DAN WILLOUGHBY
SHERIDAN, IN
765-491-7899
danw@halderman.com



OPEN HOUSE: SEPTEMBER 17 • 4:00-5:30 PM
6348 S CR 1150 E • KIRKLIN, IN

PROPERTY INFORMATION

LOCATION: Approximately 3.5 miles east of Kirklin, IN,
0.5 mile north of SR 38 in southeastern Clinton County

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Clinton Central School Corp.

ANNUAL TAXES: \$1,535.32

DITCH ASSESSMENT: \$82.00

1,752 sq ft, 2-story house with a 2-car detached garage.
52' x 94' steel frame building. 8,000 bushel grain bin
with drying floor. 28' x 40' frame building. 30' x 36' block
building. 38' x 36' frame barn. 1.9+/- acre site on
Tract 2 with steel building and grain bin. 0.41+/- acre &
0.21+/- acre open ditch on Tracts 3 & 4.

To obtain a bid packet, please contact:
Rusty Harmeyer at 765-561-1671 or
rustyh@halderman.com

Bids must contain your name, address, phone
number, email, and the amount of your bid.

Submit bids via mail or hand delivery to:
Rusty Harmeyer
5090 King Road
Richmond, IN 47374

You may also fax bids to 888-708-5747
or email bids to: rustyh@halderman.com

TRACT INFORMATION

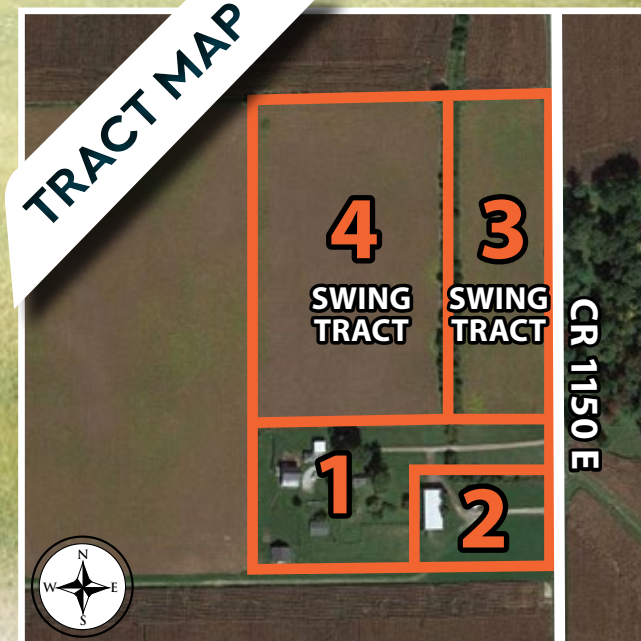
Tract 1:
2.9+/- ACRES WITH HOME
AND OUTBUILDINGS

Tract 2:
1.9+/- ACRE SITE WITH STEEL
BUILDING AND GRAIN BIN

Tract 3:
3.9+/- ACRES, 3.5+/- TILLABLE
SWING TRACT – must be
purchased by an adjoining
landowner or the buyer of Tract 1

Tract 4:
7.5+/- ACRES, 7.3+/- TILLABLE
SWING TRACT – must be
purchased by an adjoining
landowner or the buyer of Tract 1

TRACT MAP



REGIONAL MAP



SOIL INFORMATION

TRACTS 3 & 4

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Soybeans	Corn
Cy	Cyclone silt loam	5.75	54	190
FdA	F incastle-Crosby silt loams, 0 to 3 percent slopes	4.54	51	156
Weighted Average			52.7	175

