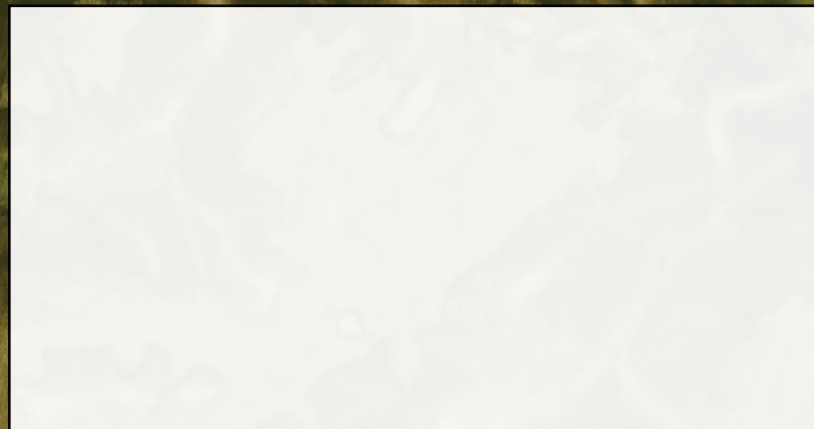


131^{+/-} Acres
5 Tracts

RICHLAND TOWNSHIP
FULTON COUNTY



AUCTION
August 27th • 6:30 PM

Ideal Property for Nature Lovers!

EXCELLENT HUNTING OPPORTUNITIES
3 OF THE 5 TRACTS CAN BE BUILT ON
EXISTING HOME & POND

OPEN HOUSES: July 26 & August 1 • 4:00-5:00 PM

Excellent Recreational Land
SUBSTANTIAL FRONTAGE ON TIPPECANOE RIVER



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Online Bidding
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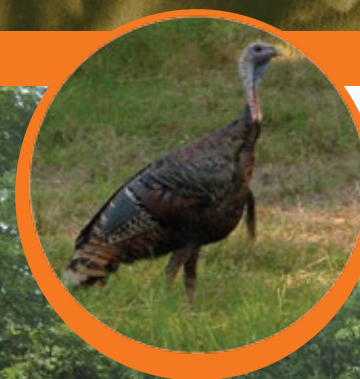
AUCTION

August 27th • 6:30 PM

Fulton County Historical Society
37 E 375 N • Rochester, IN 46975

RICHLAND TOWNSHIP • FULTON COUNTY

Excellent Recreational Land
SUBSTANTIAL FRONTAGE ON TIPPECANOE RIVER



131^{+/-} Acres • 5 Tracts

77^{+/-} Wooded Acres • 52^{+/-} Building Site Acres

Ideal Property for Nature Lovers!

EXCELLENT HUNTING OPPORTUNITIES
3 OF THE 5 TRACTS CAN BE BUILT ON
EXISTING HOME & POND

Owner: Jack T. Guthrie Irrevocable Trust

Jon Rosen
N. Manchester, IN
260-740-1846
jonr@halderman.com

Bill Earle
N. Manchester, IN
260-982-8351
bille@halderman.com

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PROPERTY DETAILS

Location: At the southeast and southwest corners of the intersection of CR 100 W and CR 375 N

Property Address: 963 W 375 N, Rochester, IN 46975

Zoning: Agricultural

Topography: Level to Gently Rolling

School District: Rochester Community School Corp.

Annual Taxes: \$2,170.60

TRACT DETAILS

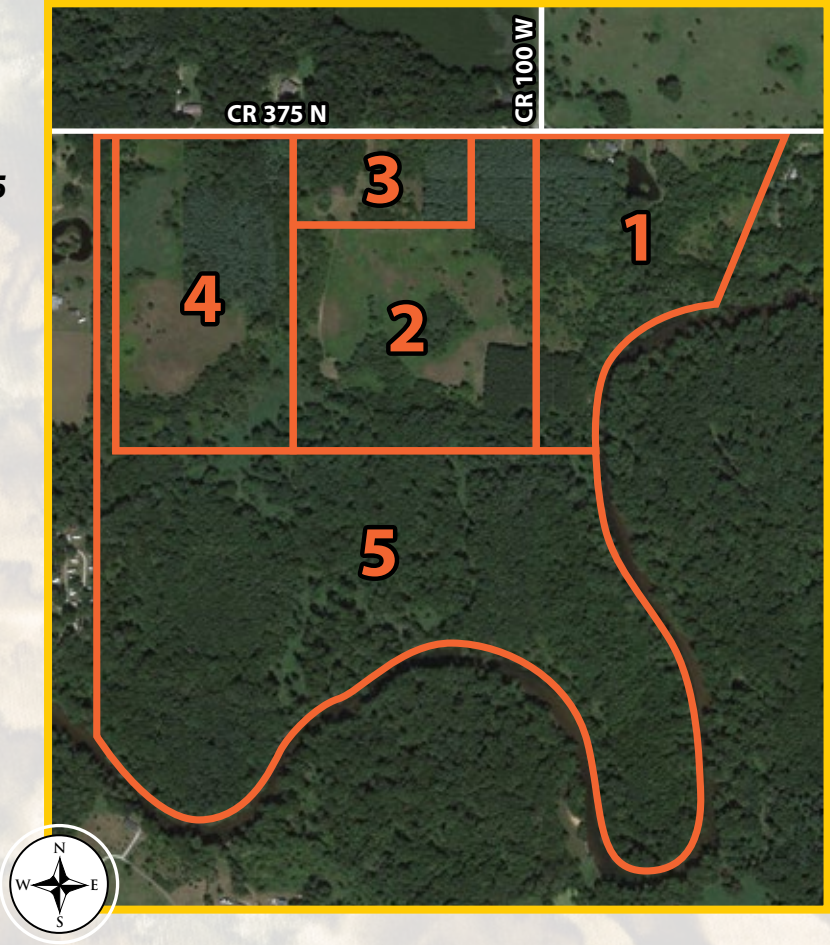
TRACT 1: 17+/- Acres, 15+/- Wooded, 2+/- Acres with Home, Pond & Barn

TRACT 2: 23+/- Acres, Building Site & Recreational

TRACT 3: 6+/- Acres, Building Site & Recreational

TRACT 4: 23+/- Acres, Building Site & Recreational

TRACT 5: 62+/- Acres, All Wooded



OPEN HOUSES

July 26 & August 1 • 4:00-5:00 PM

Property Address: 963 W 375 N, Rochester, IN 46975

TRACT 1

Home: 1.5 stories, 1,290 sq ft, 2 bedrooms, 1 bath, large wood deck overlooking the woods.



Outbuilding: Pin-Frame Barn



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 August 27, 2015. At 6:30 PM, 131 acres, more or less, will be sold at the Fulton County Historical Society, Rochester, 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(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 Jon Rosen at 260-740-1846 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, or if this property sells in multiple tracts requiring new legal descriptions, 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 enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Combo bids will not be split into separate purchase agreements.

DEED: The Sellers 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). 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.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about October 16, 2015. The Sellers have the choice to extend this date if necessary.

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

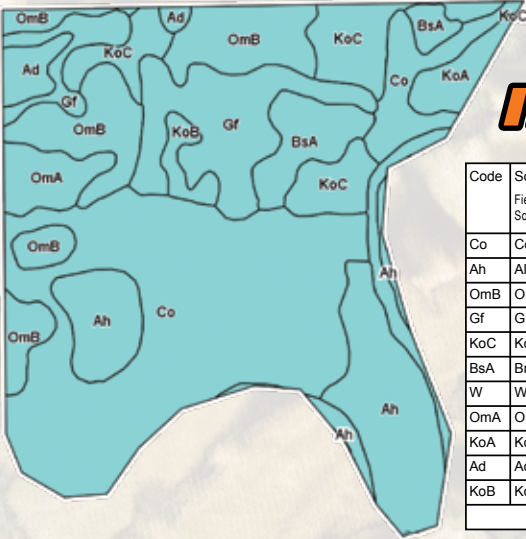
REAL ESTATE TAXES: Real estate taxes are \$2,170.60. Seller will pay 2015 taxes due and payable in 2016 prorated to the day of closing. Buyer(s) will pay taxes prorated from the date of closing and all taxes thereafter.

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 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 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.



SOILS INFORMATION

Code	Soil Description	Acre	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Co	Cohoctah fine sandy loam, occasionally flooded	49.18		
Ah	Algansee loamy sand, frequently flooded	17.62	72	19
OmB	Ormas loamy sand, 2 to 6 percent slopes	17.14	90	32
Gf	Gifford fine sandy loam	14.88	148	33
KoC	KosciuskoOrmas complex, 6 to 12 percent slopes	10.92	82	29
BsA	Branch loamy sand, 0 to 2 percent slopes	6.09	126	44
W	Water	3.93		
OmA	Ormas loamy sand, 0 to 2 percent slopes	3.76	90	32
KoA	KosciuskoOrmas complex, 0 to 2 percent slopes	2.78	90	32
Ad	Adrian muck, drained	2.55	145	38
KoB	KosciuskoOrmas complex, 2 to 6 percent slopes	1.76	90	32
Weighted Average		59.7	17.8	

