

AUCTION

JULY 23rd • 6:30 PM

Held at: CHRISTO'S BANQUET CENTER • 830 LINCOLNWAY EAST • PLYMOUTH, IN 46563

259+/- ACRES • 4 TRACTS

CENTER & TIPPECANOE TWPS • MARSHALL COUNTY

TRACT 1



TRACT 2



TRACT 3



TRACT 4



Tract 1 is Mostly Tillable, Productive Farmland

Tract 2-4 are Farmland/Recreational Land within the City Limits

Jon Rosen
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260-740-1846
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Bill Earle
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AUCTION

THURSDAY, JULY 23rd • 6:30 PM

CHRISTO'S BANQUET CENTER • 830 LINCOLNWAY EAST • PLYMOUTH, IN 46563

CENTER & TIPPECANOE TWPS • MARSHALL COUNTY

259+/- ACRES • 4 TRACTS

219.9+/- TILLABLE • 32+/- WOODED

TRACT 1



TRACT 2



Quality Farmland & Recreational Land
Tracts 2-4 are within the City Limits

TRACT 3



TRACT 4



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Owner: Stover Mallory Living Trust

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PROPERTY INFORMATION:

LOCATION: Tract 1 is in Tippecanoe Twp, 0.25 mile south of the SR 331 and SR 10 intersection on the west side of SR 331.

Tracts 2-4 are in Center Twp, on the east side of the intersection of Lemler Ln and Bayless Ln, west of HWY 31.

ZONING: Agricultural & R-2

TOPOGRAPHY: Level and Gently Rolling

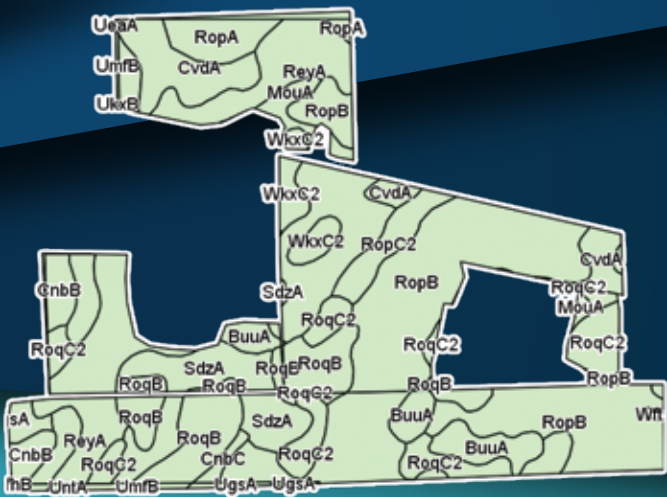
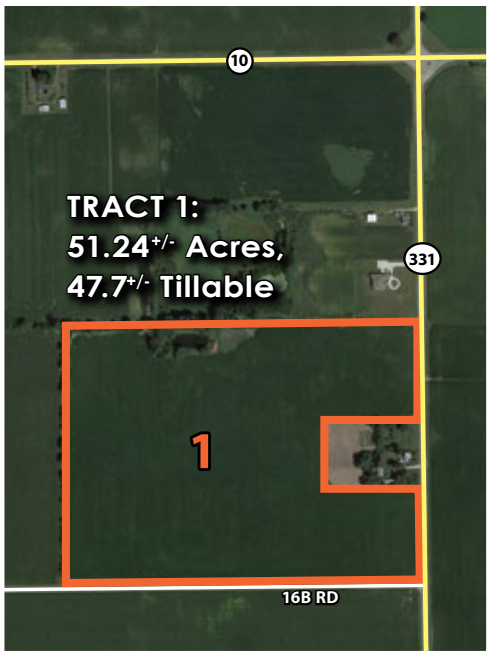
SCHOOLS: Tract 1 - Triton School Corporation
Tracts 2-4 - Plymouth Community School District

ANNUAL TAXES: Tract 1 - \$1,366.22
Tract 2 - \$1,851.08 Tract 3 - \$2,580.14 Tract 4 - \$1,124.00

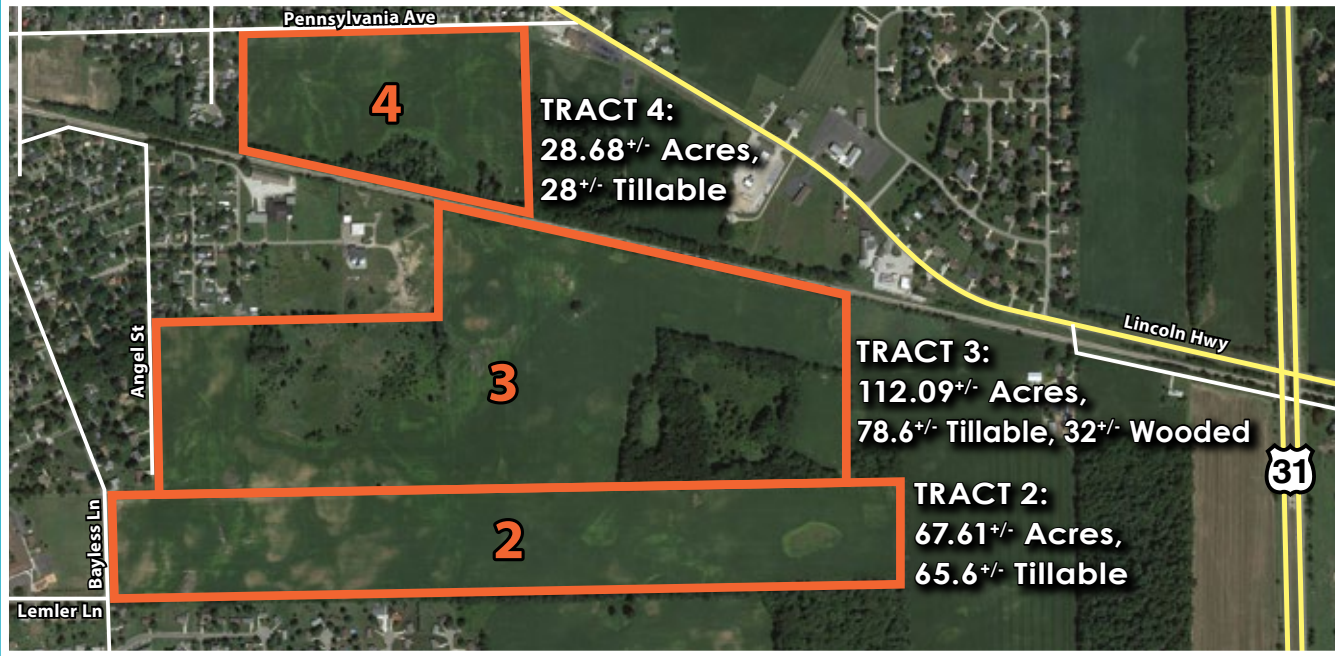
DITCH ASSESSMENTS: Tract 1 - \$179.34
Tract 2 - \$99.00 Tract 3 - \$237.84 Tract 4 - \$54.46



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
CvdA	Crosier loam, 0 to 1 percent slopes	22.56	154	50
ReyA	Rensselaer loam, 0 to 1 percent slopes	13.94	172	48
WtbA	Whitaker loam, 0 to 1 percent slopes	3.77	154	50
BuuA	Brookston loam, 0 to 1 percent slopes	2.09	172	49
RopA	RiddlesOshtemo fine sandy loams, 0 to 1 percent slopes	1.65	125	44
WkxB	Wawasee sandy loam, 2 to 6 percent slopes	1.56	138	48
RopB	RiddlesOshtemo fine sandy loams, 1 to 5 percent slopes	1.09	125	44
EchAN	Edwards muck, drained, 0 to 1 percent slopes	1.01	137	36
PaaAN	Palms muck, drained, 0 to 1 percent slopes	0.22	133	34
Weighted Average		157.4	48.6	



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
RopB	RiddlesOshtemo fine sandy loams, 1 to 5 percent slopes	49.07	125	44
ReyA	Rensselaer loam, 0 to 1 percent slopes	20.57	172	48
RoqB	RiddlesMetea complex, 1 to 5 percent slopes	16.44	128	45
RoqC2	RiddlesMetea complex, 5 to 10 percent slopes, eroded	15.30	114	40
MouA	Milford silty clay loam, 0 to 1 percent slopes	13.56	161	44
SdzA	SelfridgeCrosier complex, 0 to 1 percent slopes	12.08	139	43
CvdA	Crosier loam, 0 to 1 percent slopes	11.25	154	50
BuuA	Brookston loam, 0 to 1 percent slopes	7.06	172	49
RopA	RiddlesOshtemo fine sandy loams, 0 to 1 percent slopes	6.79	125	44
RopC2	RiddlesOshtemo fine sandy loams, 5 to 10 percent slopes, eroded	4.06	112	40
CnbB	Coloma sand, 2 to 5 percent slopes	3.98	84	30
WkxC2	Wawasee sandy loam, 6 to 12 percent slopes, eroded	3.80	124	44
CnbC	Coloma sand, 5 to 10 percent slopes	3.08	74	26
OlcC2	Oshtemo sandy loam, 5 to 10 percent slopes, eroded	2.10	96	34
UgsA	Urban landRiddlesOshtemo complex, 0 to 1 percent slopes	1.28		
UmfB	Urban landRiddlesMetea complex, 1 to 5 percent slopes	0.91		
WftA	Washtenaw silt loam, 0 to 2 percent slopes	0.62	166	49
UkxC	Urban landOshtemo complex, 5 to 10 percent slopes	0.25		
UfhB	Urban landColoma complex, 2 to 5 percent slopes	0.19		
UfhC	Urban landColoma complex, 5 to 10 percent slopes			
UntA	Urban landWunabuna complex, 0 to 1 percent slopes			
UgrA	Urban landRensselaer complex, 0 to 1 percent slopes			
UgsB	Urban landRiddlesOshtemo complex, 1 to 5 percent slopes			
UeaA	Urban landCrosier complex, 0 to 3 percent slopes			
Weighted Average		132.8	43.1	



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 July 23, 2015. At 6:30 PM, 259.62 acres, more or less, will be sold at Christo's Banquet Center, Plymouth, 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 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, Bill Earle at 260-982-8351 or Julie Matthys at 574-310-5189, 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, 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 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 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 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.

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.

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

CLOSING: The closing shall be on or about September 14, 2015. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are: \$1,366.22 for Tract 1, \$1,851.08 for Tract 2, \$2,580.14 for Tract 3, and \$1,124.00 for Tract 4. Sellers will pay the 2014 real estate taxes due and payable in 2015 in addition to the first half of the 2015 taxes due and payable in 2016. Buyer(s) will pay the last half of the 2015 taxes due and payable in 2016 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessments are: \$179.34 for Tract 1, \$99.00 for Tract 2, \$237.84 for Tract 3, and \$54.46 for Tract 4. Buyer(s) will pay the last half of the 2015 ditch assessment all ditch 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, 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 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, 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.