

JULY
16
6:30 PM

AUCTION

Auction will be held
at the property:

8764 N 400 E
N. MANCHESTER, IN 46962

2 TRACTS

53^{+/-}
ACRES



*Beautiful Homesite,
1.5 Acre Stocked Pond,
CRP/Recreational Land*

Chester Twp, Wabash County

Open Houses:

June 6 • 3-5 PM & June 9 • 6-8 PM & June 20 • 3-5 PM

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39^{+/-} CRP Acres

8.39^{+/-} Wooded Acres

3.08^{+/-} Grass/Fruit Trees

2^{+/-} Acre Homesite

1.5^{+/-} Acre Pond

*Chester Twp
Wabash County*

2 TRACTS

53^{+/-}
ACRES



Online Bidding
is Available

Owner:
Donald & Nelda Driver Trust

Bill Earle: 260-982-8351
bille@halderman.com

Jon Rosen: 260-740-1846
jonr@halderman.com

Bob Lundquist: 260-563-2812
bob@lundquistrealestate.com



PROPERTY MAPS & INFORMATION



LOCATION: Approximately 4 miles east and 3 miles south of North Manchester, 0.25 mile south of CR 900 N, on the west side of CR 400 E

ZONING: Agricultural & Residential

TOPOGRAPHY: Gently Rolling

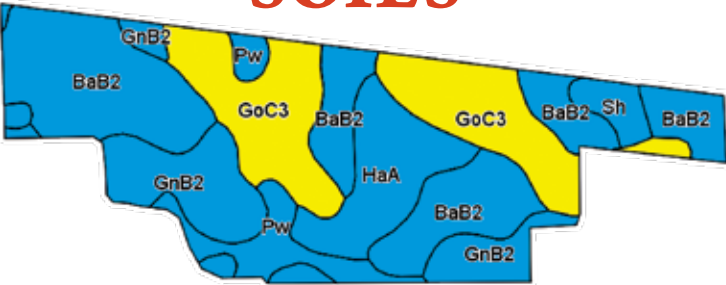
SCHOOL DISTRICT: Manchester Community Schools

ANNUAL TAXES: \$1,632.28

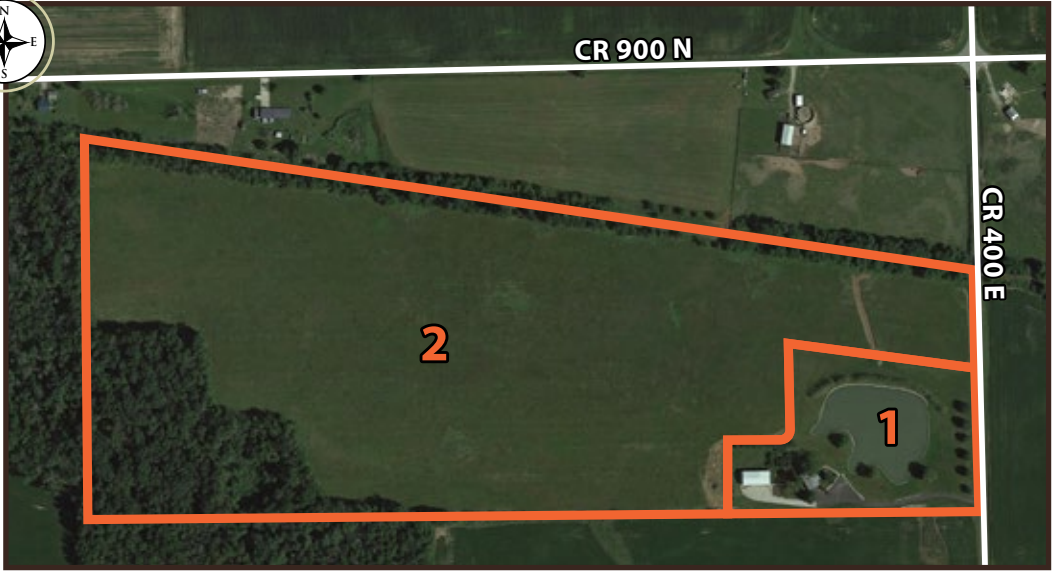
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SOILS



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	14.86	127	41
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	10.00	120	42
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	5.79	128	44
HaA	Haskins loam, 0 to 3 percent slopes	4.38	140	46
Pw	Pewamo silty clay loam	2.93	160	44
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.04	131	38
Weighted Average		129.4	42.4	



TRACT 1: 6.58^{+/-} Acres
2^{+/-} Acre Homesite, 1.5^{+/-} Acre Pond, 3.08^{+/-} Grass/Fruit Trees

Homesite: Single story, 2,924 sq ft, 4 bedrooms, 2.5 baths, full basement, additional kitchen in the basement, geothermal heat/wood burning stove, 2-car basement garage.

40'x80' Shop/Implement Storage, a 40'x30' section of this building has a concrete floor with heat and water

TRACT 2: 47.39^{+/-} Acres
39^{+/-} CRP, 8.39^{+/-} Wooded/Non-Tillable



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) along with Lundquist Appraisals and Real Estate will offer this property at public auction on July 16, 2015. At 6:30 PM, 53.97 acres, more or less, will be sold at the property: 8764 N 400 E, N. Manchester, 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 Bill Earle at 260-982-8351 or 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: There is an existing survey for Tract 2. If Tract 1 sells independently, a survey will be required. The cost of the survey will be split 50/50 between the Buyer and Seller.

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.

CRP: CRP Payments will be prorated to the day of deed recording by Wabash County FSA, using the fiscal year of October 1 to September 30. The Buyer will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer removes any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 39 acres of CP1 has an annual payment of \$4,290 and expires 9/30/22.

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

CLOSING: The closing shall be on or about August 17, 2015. The Sellers have the choice to extend this date if necessary.

AUCTIONEER: RUSSELL D. HARMEYER,
IN Auct. Lic. #AU10000277

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$1,632.28. The Sellers will pay the real estate taxes prorated to the day of closing. The Buyer(s) will pay the taxes prorated from the date of closing 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.

CO-BROKER: Agents representing buyers are offered 0.5% co-brokerage if they attend an open house and the auction with their client. Agents must be pre-approved by HRES.

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. Conduction 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.