

CENTER TWP • HANCOCK COUNTY

36^{+/-}
ACRES

AUCTION
APRIL 23RD • 6:30 PM

Auction Held at: Hancock County Fairgrounds 4-H Exhibit Hall
620 N Apple St • Greenfield, IN 46140

PRODUCTIVE FARMLAND



PROPERTY INFORMATION

LOCATION: Approximately ¼ mile south of US 40
on the east side of Morristown Pike

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOLS: Greenfield-Central Community Schools

ANNUAL TAXES: \$1,317.58

UTILITIES: Greenfield City Water and Natural Gas are available

35.37^{+/-}
TILLABLE ACRES



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DAVE BONNELL
COLUMBUS, IN
812.343.4313
daveb@halderman.com



**Online Bidding
is Available**

Owner: RUTH L. MACY TESTAMENTARY TRUST

HALDERMAN
REAL ESTATE
HLS# MDB-11585 (15) **SERVICES**

800.424.2324 | www.halderman.com

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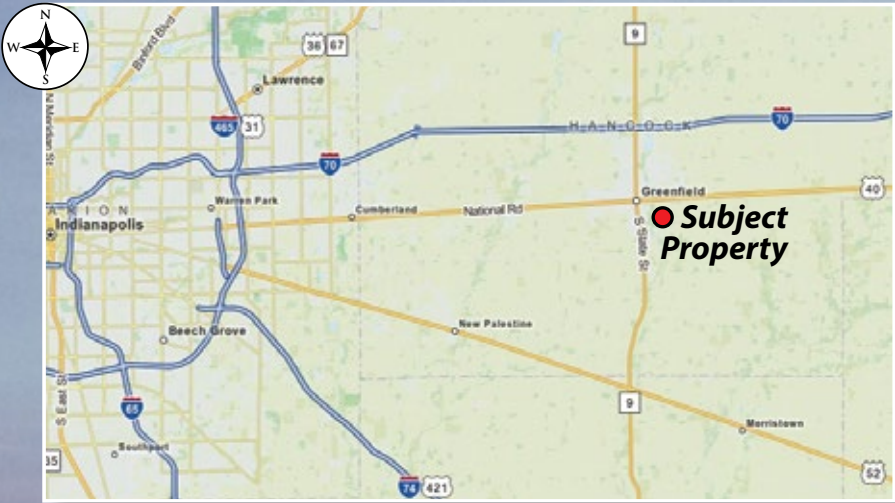
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SOILS
INFORMATION



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.			
CrA	Crosby silt loam, 0 to 2 percent slopes	23.44	138	46
Br	Brookston silty clay loam, 0 to 2 percent slopes	8.23	173	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.70	142	49
Weighted Average		146.6	47.5	



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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 April 23, 2015. At 6:30 PM, 36.42 acres, more or less, will be sold at the Hancock County Fairgrounds 4-H Exhibit Hall, Greenfield, IN. This property will be offered as one single unit. 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 Michael Bonnell at 812-343-6036 or Dave Bonnell at 812-343-4313 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 warrants that it will be sufficient to provide an owner's title 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 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.

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). 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.

CLOSING: The closing shall be within 15 days after mortgage proceeds are ready to be paid out and/or all legal documents necessary for the closing have been prepared and approved OR June 1, 2015 whichever occurs first. In no event shall the closing be later than June 1, 2015, without an extension in writing and signed by the seller and purchaser.

POSSESSION: Possession of land will be upon execution of purchase agreement and lease agreement the night of the auction, for 2015, to be used in the event that closing does not occur.

REAL ESTATE TAXES: Real estate taxes are at estimated at \$1,317.58. Seller will pay the 2014 taxes due and payable in 2015. Buyer will pay the 2015 taxes due and payable in 2016 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 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. 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.