

Auction

May 6th • 6:30 PM CST

68^{+/-} Acres
3 Tracts

Wills Township
La Porte County

Rural Farmstead with Productive Cropland

Open Houses: April 4 & 19 • 2:00 - 4:00 PM CST
2952 N 600 E • Rolling Prairie, IN 46371

61.6^{+/-} Tillable • 2.19^{+/-} Wooded
3^{+/-} Acres with Home & Outbuildings



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Auction

Wills Township • La Porte County

May 6th • 6:30 PM CST

Auction Location: VFW #9423 • 4202 N 400 E • Rolling Prairie, IN 46371

68^{+/-} Acres
3 Tracts

**Rural Farmstead with
Productive Cropland**

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3^{+/-} Acres with Home & Outbuildings

Open Houses: April 4 & 19 • 2:00 - 4:00 PM CST



Larry Smith
La Porte, IN
219-362-4041
larrys@halderman.com



Julie Matthys
New Carlisle, IN
574-310-5189
juliem@halderman.com

Owner: Donald E. Haverstock Trust

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Property Information

Location: Approximately 2.5 miles southeast of Rolling Prairie, IN

Zoning: Agricultural

Topography: Level - Gently Rolling

School District: Rolling Prairie United School Corporation

Annual Taxes: \$2,815.00

TRACT 1: 43.59^{+/-} Total Acres, 41.4^{+/-} Tillable, 2.19^{+/-} Wooded

TRACT 2: 22^{+/-} Total Acres, 20.2^{+/-} Tillable

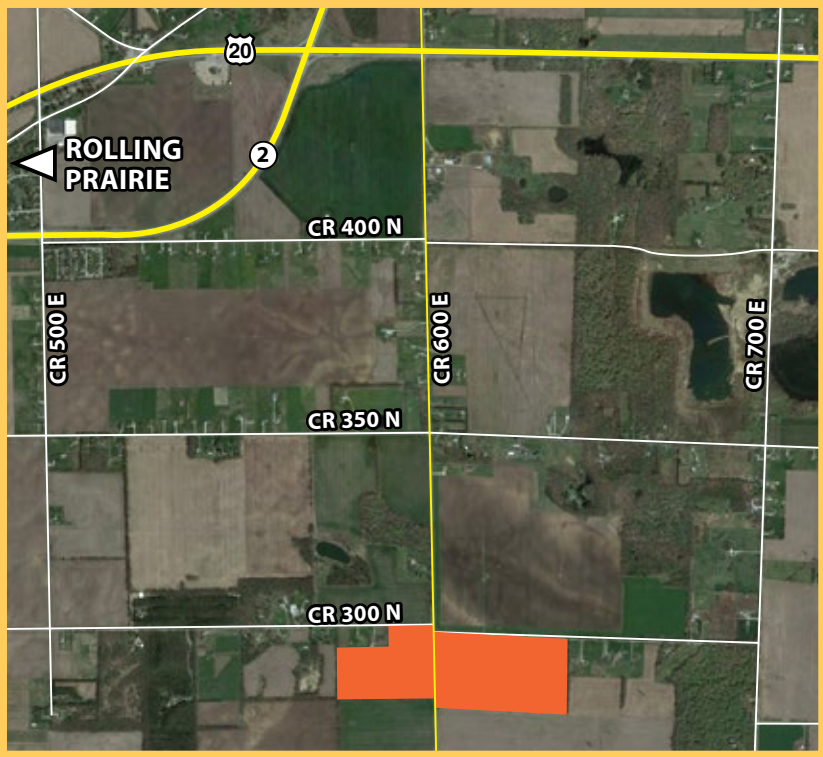
TRACT 3: 3^{+/-} Total Acres, Rural Home & Outbuildings



Farmstead Details

Open Houses: April 4 & 19 • 2-4 PM CST

2952 N 600 E • Rolling Prairie, IN 46371



1,660 sq ft, one story house,
2 bedrooms, 1 bath, ¼ basement,
LP gas furnace

The outbuildings have been
well-maintained for storage
and hobby farming.



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.				
EsB	Elston loam, 2 to 6 percent slopes	28.11	125	40
EsA	Elston loam, 0 to 2 percent slopes	22.28	125	40
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	10.55	91	32
Tr	Troxel silt loam	0.40	160	51
Wh	Washtenaw silt loam	0.30	165	49
Weighted Average			119.6	38.7



TERMS & CONDITIONS:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on May 6, 2015. At 6:30 PM CST, 68.59 acres, more or less, will be sold at the VFW #9423, Rolling Prairie, 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 Larry Smith at 219-362-4041 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, 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 price bid 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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid. Combo bids will not be split into separate purchase agreements.

DEED: The Sellers will provide a Warranty 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.

CLOSING: The closing shall be on or about June 19, 2015. The Sellers have the choice to extend this date if necessary.

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

POSSESSION: Possession of land will be after the harvest of the 2015 crops. Possession of buildings will be at closing.

FARM INCOME: The Seller will retain the spring cash rent payment. The Buyer(s) will receive \$21 per tillable acre cash rent adjustment at closing. The Seller and Buyer(s) will execute an assignment of the cash rent lease at closing, therefore the buyer(s) will receive the fall rent payment of \$79 per tillable acre.

REAL ESTATE TAXES: Real estate taxes are \$2,815.00. The Seller will pay the 2014 taxes due and payable in 2015. The Buyer(s) will pay the 2015 taxes due and payable in 2016 prorated from the date of closing.

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.

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 Sellers 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.