

Quality Farmland

103^{+/-} ACRES

102.7^{+/-} TILLABLE ACRES

AUCTION

FEBRUARY 19
6:30 PM

Morristown Methodist Church
221 S Washington St • Morristown, IN 46161

VAN BUREN TWP
SHELBY COUNTY

PROPERTY INFORMATION

Location: Generally located 1.5 miles east of HWY 9 on the south side of US 52, 1 mile west of Morristown

Zoning: Agricultural

Topography: Level

School District: Shelby Eastern Schools

Annual Taxes: \$2,215.14 (estimated)

Ditch Assessment: \$382.78



JIM CLARK

Frankfort, IN

765.659.4841

jimc@halderman.com



SAM CLARK

Noblesville, IN

317.442.0251

samc@halderman.com



MICHAEL BONNELL

Greenfield, IN

812.343.6036

michaelb@halderman.com

PLACE BID

Online Bidding is Available

Owner: Ashcraft Farm, LLC

HALDERMAN
REAL ESTATE
SERVICES

HLS# JTC-11549 (15)

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AUCTION

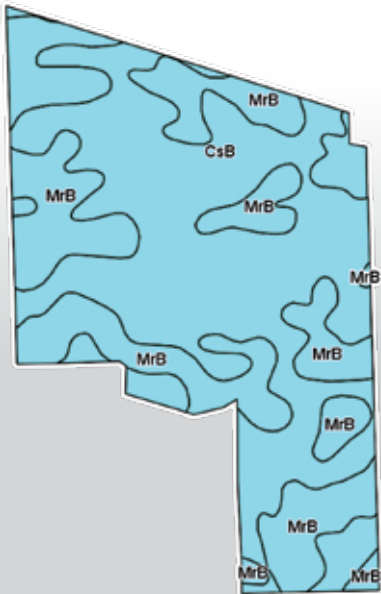
Van Buren Twp • Shelby County

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103+/- ACRES



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.			
CsB	CrosbyMiami silt loams, 0 to 6 percent slopes	59.17	137	46
MrB	MiamiCrosby silt loams, 0 to 6 percent slopes	43.53	138	47
Weighted Average			137.4	46.4



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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 February 19, 2015. At 6:30 PM, 103.97 acres, more or less, will be sold at the Morristown Methodist Church, Morristown, 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 Jim Clark at 765-659-4841, Sam Clark at 317-442-0251 or Michael Bonnell at 812-343-6036, 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: A survey was completed two years ago. 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, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a new 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. If a new survey is completed, the purchase price 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. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a Corporate Warranty 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 on or before April 10, 2015. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are at estimated at \$2,215.14. Seller will pay the 2014 taxes due and payable in 2015. Buyer(s) will be given a credit at closing for the 2014 due 2015 taxes and will therefore pay all taxes beginning with the spring 2015 installment and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$382.78. The Buyer(s) will pay the 2015 ditch assessment and all assessments 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, Rusty 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.