

AUCTION

SOUTHEAST TOWNSHIP
ORANGE COUNTY

FEBRUARY 17

6:30 PM

ORANGE COUNTY 4-H
COMMUNITY CENTER

123^{+/-} ACRES
2 TRACTS

AUCTION

WHITE'S APPLE ORCHARD
FARMLAND • HOMESITE

FEBRUARY 17

Todd Litten
812.876.1045
toddl@halderman.com

Dave Bonnell
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daveb@halderman.com

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800.424.2324 | www.halderman.com

AUCTION

SOUTHEAST TWP • ORANGE COUNTY

FEBRUARY 17
6:30 PM

ORANGE COUNTY 4-H
COMMUNITY CENTER

1075 SANDY HOOK RD
PAOLI, IN 47454

2
TRACTS

123^{+/-}
ACRES

WHITE'S APPLE ORCHARD
FARMLAND • COUNTRY HOME

38^{+/-} TILLABLE • 46^{+/-} WOODED • 32^{+/-} PASTURE
2^{+/-} ACRE HOMESITE & OUTBUILDINGS

OPEN HOUSES: FEBRUARY 1 & 8 • 1:30 - 2:30 PM



Todd Litten
Ellettsville, IN
812.876.1045
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Dave Bonnell
Columbus, IN
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Online Bidding
is Available

Owner: Dale & Dorothy White Farm

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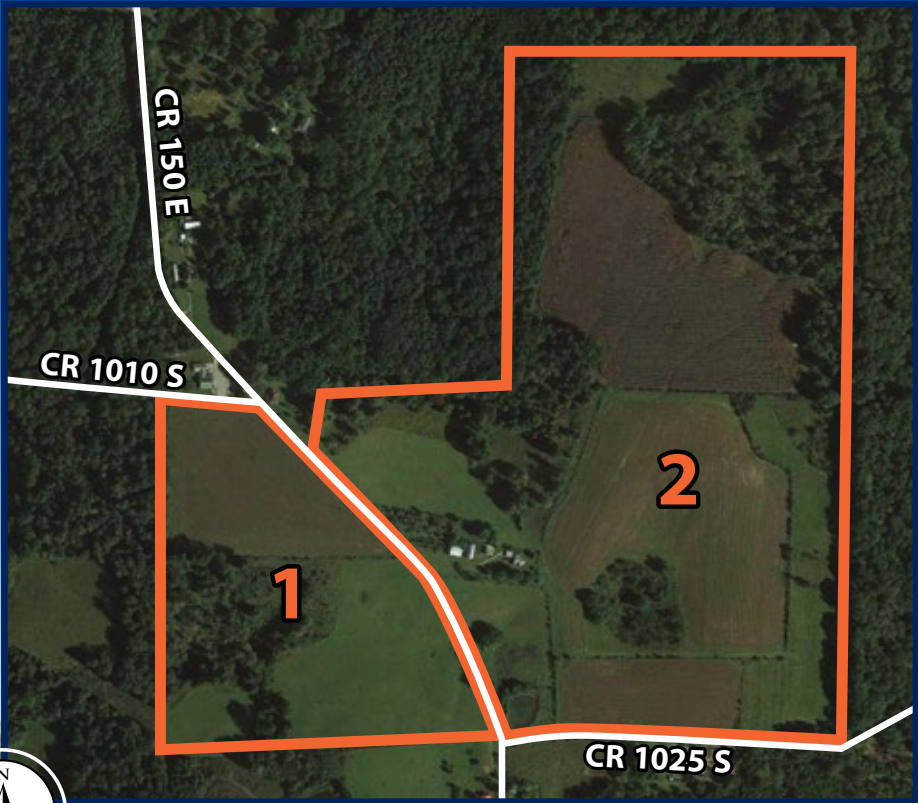
PROPERTY INFORMATION

LOCATION: 9 miles south of Paoli, 1 mile east of HWY 37

TOPOGRAPHY: Level - Gently Rolling, and Rolling

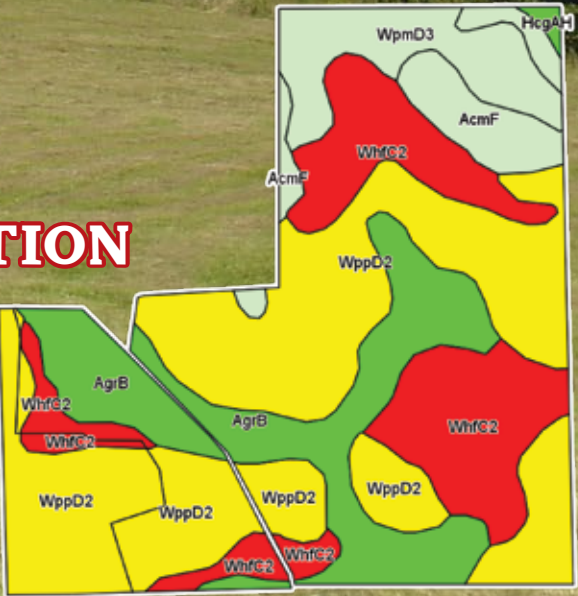
SCHOOL DISTRICT: Paoli Community School Corporation

ANNUAL TAXES: \$2,383.26



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.			
WppD2	WellstonAdyevilleEbal silt loams, 12 to 18 percent slopes, eroded	55.84	90	32
WhfC2	Wellston silt loam, 6 to 12 percent slopes, eroded	27.24	102	36
AgriB	ApalonaZanesville silt loams, 2 to 6 percent slopes	24.36	134	47
WpmD3	WellstonEbalAdyeville complex, 12 to 18 percent slopes, severely eroded	10.06	86	30
AcmF	AdyevilleWellston silt loams, 18 to 50 percent slopes	7.87		
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.46	120	42
Weighted Average			95.3	33.6



TRACT DETAILS

TRACT 1: 32^{+/-} Acres
8.2^{+/-} Tillable, 12^{+/-} Wooded, 10.2^{+/-} Pasture

TRACT 2: 91.54^{+/-} Acres
30.7^{+/-} Tillable, 34.5^{+/-} Wooded, 22^{+/-} Pasture, 2^{+/-} Acre Homesite

House Details: 1.5 stories, 4 bedrooms, 1 bathroom, full basement, central air, LP furnace, wood floors

Outbuildings: Livestock Barn with a loft; Chicken House; 40'x48' Machine Shed with 2 sets of sliding doors, concrete floors and electricity



OPEN HOUSES: FEBRUARY 1 & 8 • 1:30 - 2:30 PM

PROPERTY ADDRESS:
10174 S CR 150 E
ENGLISH, IN 47118

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

TERMS & CONDITIONS:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 17, 2015. At 6:30 PM, 123.54 acres, more or less, will be sold at the Orange County 4-H Community Center, Paoli, 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 Todd Litten at 812-876-1045 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 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 April 20, 2015. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are \$2,383.26. The Seller will pay the taxes prorated to the day of closing. Buyer(s) will pay 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.

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. 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.



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