

# Auction

Union Township, Huntington County

**January 26, 2015 • 6:30 PM**

Heritage Hall at Hiers Park  
547 S Briant St • Huntington, IN 46750

*Grain Farm • Potential Building Sites  
Recreational Land*

**206<sup>+/-</sup>**  
**Acres**  
**4 Tracts**



## Property Details

**LOCATION:** 3 miles east of Huntington  
between Riverside Rd and CR 300 N on  
the west side of CR 100 E

**ZONING:** Agricultural

**TOPOGRAPHY:** Level to Gently Rolling

**SCHOOL DISTRICT:** Huntington County  
Community School Corporation

**ANNUAL TAXES:** \$4,215.10

**DITCH ASSESSMENT:** \$910.40

**TRACT 1:** 93<sup>+/-</sup> ACRES  
83.98<sup>+/-</sup> Tillable, 3.2<sup>+/-</sup> CRP

**TRACT 2:** 70<sup>+/-</sup> ACRES  
54.4<sup>+/-</sup> Tillable, 2.5<sup>+/-</sup> CRP, 13.1<sup>+/-</sup> Wooded

**TRACT 3:** 21<sup>+/-</sup> ACRES  
10.77<sup>+/-</sup> Tillable, 11.3<sup>+/-</sup> Wooded

**TRACT 4:** 22<sup>+/-</sup> ACRES  
1.76<sup>+/-</sup> Tillable, 17.24<sup>+/-</sup> Wooded,  
2<sup>+/-</sup> Acres with Outbuildings

Owner: Erdmann Farm

**HALDERMAN**  
REAL ESTATE  
SERVICES

HLS# PJK-11538 (15)

800.424.2324 | [www.halderman.com](http://www.halderman.com)

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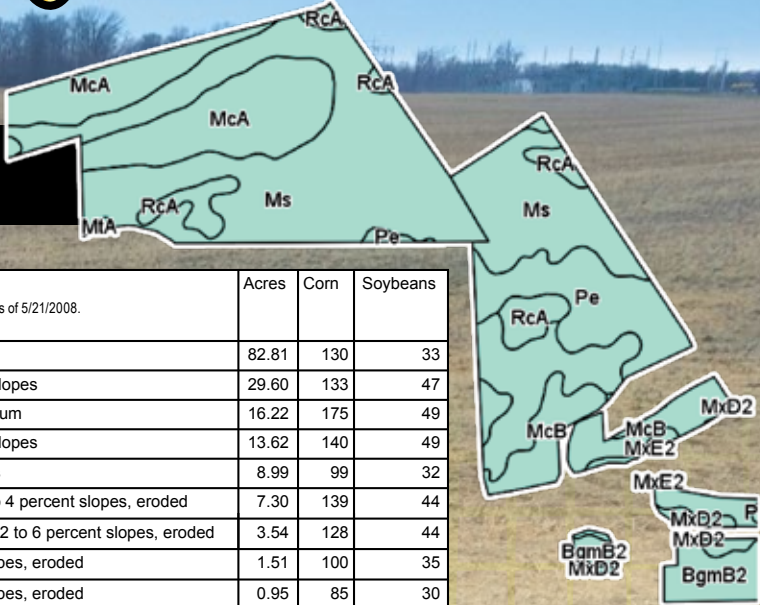
Union Twp, Huntington County

January 26<sup>th</sup>  
6:30 PM

206<sup>+/-</sup>  
Acres  
4 Tracts

Grain Farm  
Recreational Land  
Potential Bldg Sites

## Soils Information



| Code             | Soil Description                                                                                        | Acres | Corn  | Soybeans |
|------------------|---------------------------------------------------------------------------------------------------------|-------|-------|----------|
|                  | Field borders provided by Farm Service Agency as of 5/21/2008.<br>Soils data provided by USDA and NRCS. |       |       |          |
| Ms               | Millsdale silty clay loam                                                                               | 82.81 | 130   | 33       |
| McA              | Martinsville silt loam, 0 to 2 percent slopes                                                           | 29.60 | 133   | 47       |
| Pe               | Patton silty clay loam, sandy substratum                                                                | 16.22 | 175   | 49       |
| McB              | Martinsville silt loam, 2 to 8 percent slopes                                                           | 13.62 | 140   | 49       |
| RcA              | Randolph loam, 0 to 2 percent slopes                                                                    | 8.99  | 99    | 32       |
| BgmB2            | Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded                                         | 7.30  | 139   | 44       |
| GlsB2            | Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded                                       | 3.54  | 128   | 44       |
| MxD2             | Morley silt loam, 12 to 18 percent slopes, eroded                                                       | 1.51  | 100   | 35       |
| MxE2             | Morley silt loam, 18 to 30 percent slopes, eroded                                                       | 0.95  | 85    | 30       |
| MtA              | Milton silt loam, 0 to 2 percent slopes                                                                 | 0.31  | 90    | 32       |
| Pg               | Pewamo silty clay loam                                                                                  | 0.22  | 160   | 44       |
| Weighted Average |                                                                                                         |       | 133.9 | 39.1     |

HRES APP!  
Available on Android  
& Apple iOS



Online Bidding is Available

## 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 January 26, 2015. At 6:30 PM, 206 acres, more or less, will be sold at Heritage Hall at Hier's Park, Huntington, 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 Pat Karst at 260-224-0415, Jon Rosen at 260-740-1846 or Bill Earle at 260-982-8351 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.

**CRP:** CRP payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 5.7 acres of filter strip CRP on Tracts 1 and 2 has an annual payment of \$1,026.00, expiring September 30, 2021. The rate is \$180.00 per acre. Tract 1 contains 3.2 CRP acres, Tract 2 contains 2.5 CRP acres.

**CLOSING:** The closing shall be on or about March 2, 2015. The Sellers may extend this date if necessary.

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

**REAL ESTATE TAXES:** Real estate taxes are \$4,215.10. The Seller will pay the 2014 taxes due and payable in 2015. Buyer(s) will pay the 2015 taxes due and payable in 2016 and all taxes thereafter.

**DITCH ASSESSMENT:** The ditch assessment is \$910.40. The Buyer(s) will pay the 2015 ditch assessment and all assessments 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.