

AUCTION

Jefferson & Monroe Townships
Pulaski County

JANUARY 27th • 6:30 PM

200^{+/-} Acres • 4 Tracts

FARMLAND • WOODLANDS • RECREATIONAL LAND

**200^{+/-} Acres
4 Tracts**

JANUARY 27th • 6:30 PM

Knights of Columbus Council 1561

340 E 50 N • Winamac, IN 46996

AJ Jordan
317-697-3086

Larry Jordan
765-473-5849

HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

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JANUARY 27th • 6:30 PM

Knights of Columbus Council 1561

340 E 50 N • Winamac, IN 46996

FARMLAND • WOODLANDS • RECREATIONAL LAND

**200^{+/-} Acres
4 Tracts**

142.13^{+/-} Tillable • 50.65^{+/-} Wooded



AJ Jordan
Peru, IN
317-697-3086
ajj@halderman.com



Larry Jordan
Peru, IN
765-473-5849
lj@halderman.com



PLACE BID

Online Bidding is Available

Owner: Ralph & Irene Fritz Trust

HALDERMAN
REAL ESTATE
SERVICES

HLS# AJJ-11537 (15)
800.424.2324 | www.halderman.com

PROPERTY INFORMATION:

LOCATION: 7 miles southwest of Winamac

ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

SCHOOL DISTRICTS:

Tracts 1-3: Eastern Pulaski Community School Corporation

Tract 4: West Central School Corporation

ANNUAL TAXES: \$1,614.12

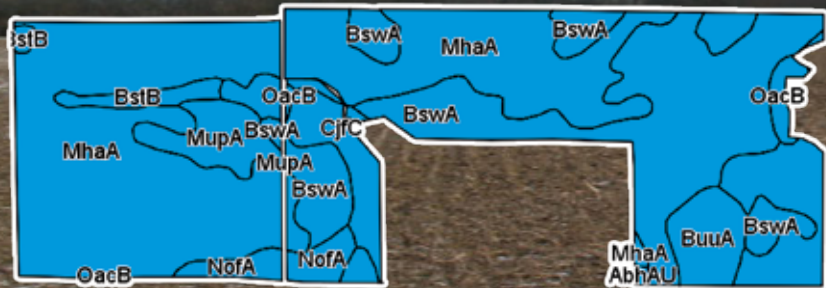
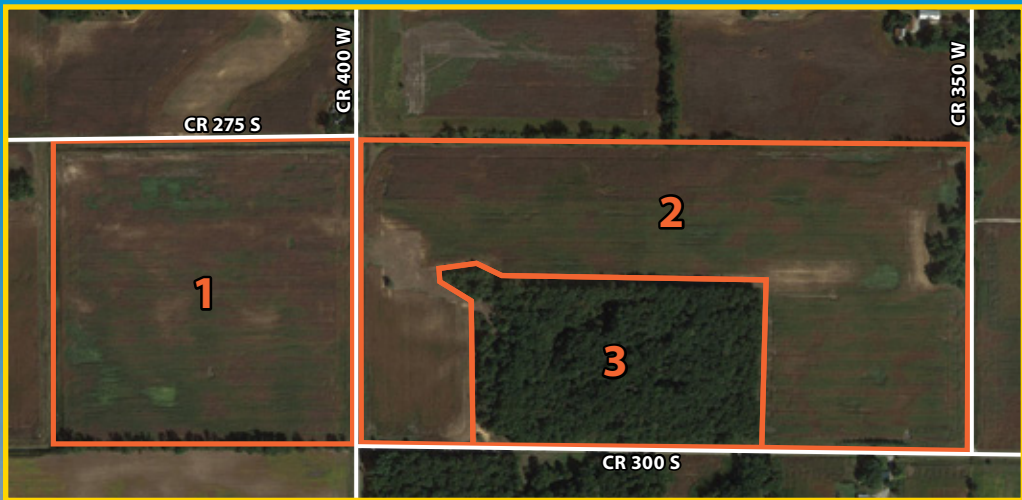
DITCH ASSESSMENT: \$320.00

TRACTS 1-3: Monroe Twp, Pulaski County

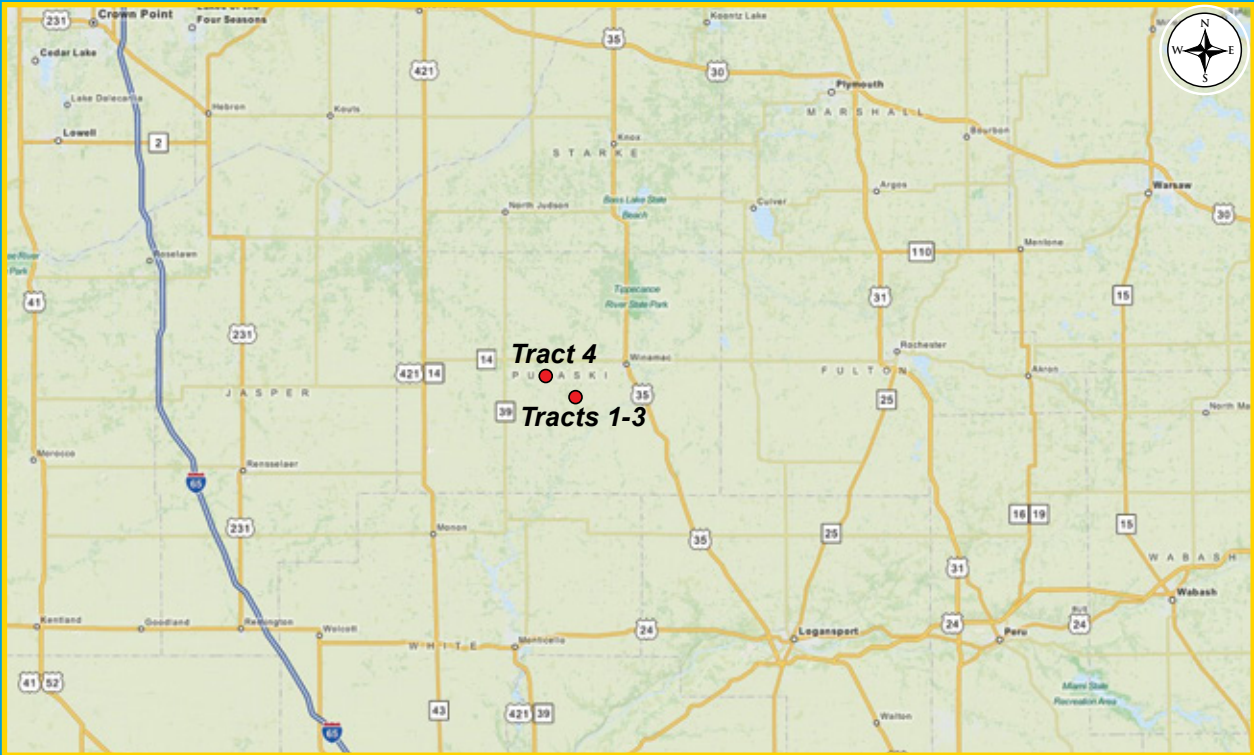
TRACT 1: 40+/- Total Acres, 36.69+/- Tillable

TRACT 2: 60+/- Total Acres, 55.29+/- Tillable, 1.65+/- Wooded

TRACT 3: 20+/- Total Acres, All Wooded



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.				
MhaA	Maumee loamy fine sand, 0 to 1 percent slopes	51.00	133	28
BswA	Brems-Morocco loamy fine sands, 0 to 1 percent slopes	25.99	98	31
CjFC	Chelsea fine sand, 5 to 12 percent slopes	3.50	76	26
MupA	Morocco loamy fine sand, 0 to 1 percent slopes	3.42	102	28
BuuA	Brookston loam, 0 to 1 percent slopes	3.37	173	49
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	2.50	84	30
NofA	Newton-Morocco loamy fine sands, 0 to 1 percent slopes	2.48	115	28
BstB	Brems loamy fine sand, 1 to 4 percent slopes	1.66	97	33
AbhAU	Adrian muck, undrained, 0 to 1 percent slopes	0.13		
Weighted Average		118.9	29.6	



TRACT 4: Jefferson Twp, Pulaski County

TRACT 4: 80+/- Total Acres, 50.15+/- Tillable, 29+/- Wooded



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.				
MhaA	Maumee loamy fine sand, 0 to 1 percent slopes	39.50	133	28
BstB	Brems loamy fine sand, 1 to 4 percent slopes	4.95	97	33
MhbA	Maumee mucky loamy fine sand, 0 to 1 percent slopes	3.51	136	28
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	2.19	84	30
Weighted Average		127.5	28.6	

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on January 27, 2015. At 6:30 PM, 200 acres, more or less, will be sold at the Knights of Columbus Council 1561, Winamac, 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 AJ Jordan at 317-697-3086 or Larry Jordan at 765-473-5849 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 Trustee's 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 March 6, 2015. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$1,617.12. The Seller will pay the 2014 due and payable in 2015 Real Estate taxes. Buyer(s) will be given credit at closing for those taxes and will be responsible when they come due in May 2015.

DITCH ASSESSMENT: The ditch assessment is \$320. 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. 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.

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

