

Auction

December 16th

6:30 PM CST

SCIPIO TWP • LA PORTE COUNTY

120^{+/-} Acres • 4 Tracts

Multi-Use Barn: Shop, Equipment, Cattle

Potential for Equine Use

Fenced Lots & Pasture

Open Houses:

November 23 & December 13 • 2:00-4:00 PM CST



NEW!

Halderman Real Estate App
Available on Android & Apple iOS



Online Bidding is Available



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**120^{+/-}
Acres**

4 Tracts

Auction

Multi-Use Barn: Shop, Equipment, Cattle

Potential for Equine Use

Fenced Lots & Pasture

96^{+/-} TILLABLE

22^{+/-} WOODED

60' x 120'

CATTLE BARN



Open Houses:

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SCIPIO TWP • LA PORTE COUNTY

December 16th

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Pinola Grange Hall
5005 W SR 2 • La Porte, IN 46350

Owner: A&H Limited Partnership

HALDERMAN
REAL ESTATE
SERVICES
HLS# LAS-11529 (14)

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PROPERTY MAPS & INFORMATION

LOCATION: 0.5 mile north of SR 2, on the east side of CR 400 W, 2 miles west of La Porte, south of the Norfolk Western Railroad

ZONING: M-1, Railroad Frontage, Light Industrial

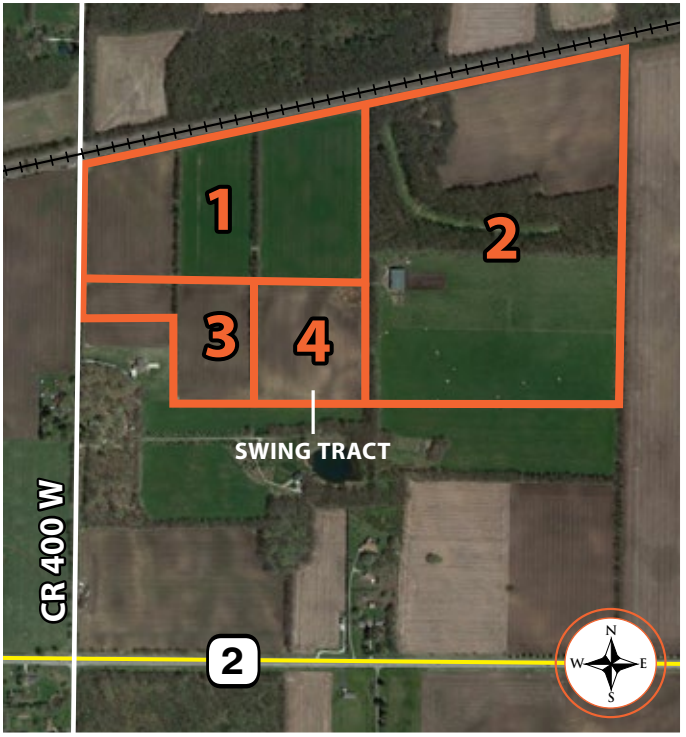
TOPOGRAPHY: Level

SCHOOLS: La Porte Community School Corp.

ANNUAL TAXES: \$3,280.65

Open Houses:

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TRACT DETAILS

TRACT 1: 28+/- Acres, All Tillable

TRACT 2: 72+/- Acres, 48+/- Tillable, 22+/- Wooded
60' x 120' barn with 16' lean to, and a 40' x 60' section with a restroom.

Currently a cattle facility, but could be converted for equine use.

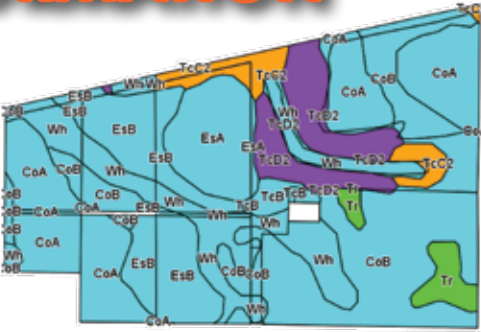
TRACT 3: 10+/- Acres, All Tillable

TRACT 4: 10+/- Acres, All Tillable - SWING TRACT*

*Tract 4 can only be purchased by buyers of adjoining parcels or by adjoining land owners.

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.				
CoB	Coupee silt loam, 2 to 6 percent slopes	33.86	115	40
CoA	Coupee silt loam, 0 to 2 percent slopes	25.61	113	39
Wh	Washtenaw silt loam	17.42	165	49
EsB	Elston loam, 2 to 6 percent slopes	16.37	125	40
TcD2	Tracy sandy loam, 12 to 18 percent slopes, eroded	10.51	80	28
EsA	Elston loam, 0 to 2 percent slopes	9.10	125	40
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	4.85	91	32
Tr	Troxel silt loam	3.34	160	51
TcB	Tracy sandy loam, 2 to 6 percent slopes	1.54	102	36
Weighted Average			120.9	40



TERMS & CONDITIONS:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 16, 2014. At 6:30 PM CST, 120.0 acres, more or less, will be sold at the Pinola Grange Hall, La Porte, IN. This property will be offered as one single unit, in tracts or in combination. 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 Larry Smith at 219-362-4041, Julie Matthys at 574-310-5189, or Mike Gentry at 219-851-7672 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 Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, 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 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 for the tract. If a survey is completed, the purchase price for the surveyed tract 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.

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. 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 Seller will provide a 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.

SWING TRACT: Tract 4 is a Swing Tract and can only be purchased by buyers of adjoining parcels or by adjoining land owners.

EASEMENT: The sale of this property is subject to any all easements of record.

CLOSING: The closing shall be on or about January 23, 2015. The Seller has the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes are \$3,280.65. 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 and all taxes 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 Inc., Russell D. 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.

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