

CHESTER TOWNSHIP • WABASH COUNTY

AUCTION

URBANA LIONS CLUB
HALF STREET, URBANA, IN 46990

DECEMBER 4TH

6:30 PM

89^{+/-} ACRES

81^{+/-} Tillable
3^{+/-} Wooded
2.5^{+/-} Wetland



Outstanding Farm • Great Soils Existing Outlet to the South

PROPERTY INFORMATION

LOCATION: Approximately 2 miles east of North Manchester
in the southwest corner of SR 114 and CR 400 E

ZONING: Agricultural

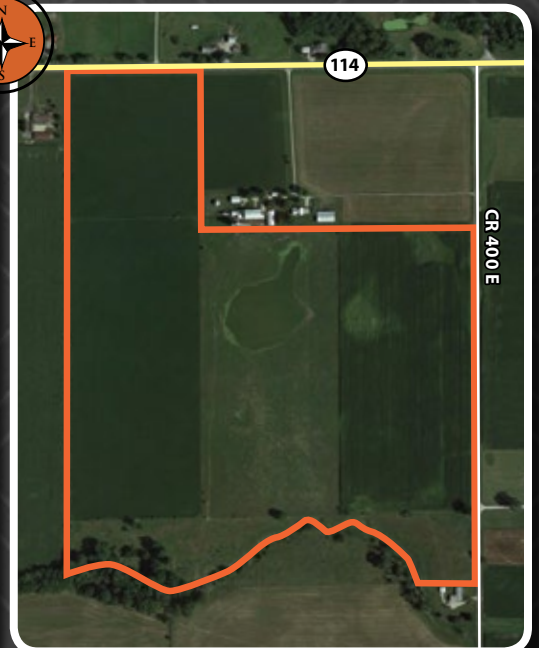
TOPOGRAPHY: Level - Gently Rolling

SCHOOL DISTRICT: Manchester Community Schools

ANNUAL TAXES: \$1,780.00 (estimated)

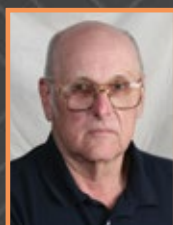
DITCH ASSESSMENT: \$185.00 (estimated)

NOTES: 18.7 acres classified as HEL (Highly Erodible Land)
A Wetland Determination report is available upon request.



Jon Rosen

North Manchester, IN
260-740-1846
jonr@halderman.com



Bill Earle

North Manchester, IN
260-982-8351
bille@halderman.com

PLACE BID

Online Bidding is Available

Owners: James & Sandra Grossnickle

HALDERMAN
REAL ESTATE
SERVICES

HLS# JRR-11502 (14)

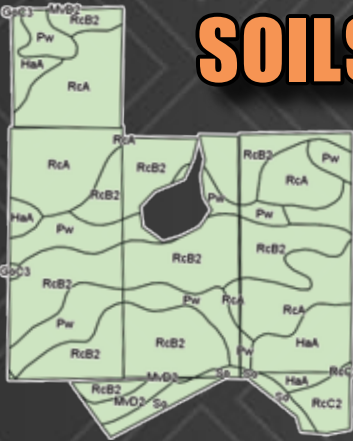
800.424.2324 | www.halderman.com

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SOILS



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.			
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	32.26	140	49
RcA	Rawson sandy loam, 0 to 2 percent slopes	20.05	140	49
Pw	Pewamo silty clay loam	12.99	160	44
HaA	Haskins loam, 0 to 3 percent slopes	8.32	155	51
So	Sloan silty clay loam, frequently flooded	2.51	150	40
RcC2	Rawson sandy loam, 6 to 12 percent slopes, eroded	2.08	130	46
MvD2	Morley silt loam, 12 to 18 percent slopes, eroded	1.15	105	37
GoC3	Glymwood clay loam, 5 to 12 percent slopes, severely eroded	0.20	120	42
Weighted Average		144.3		47.8



NEW!

Halderman Real Estate App
Available on Android & Apple iOS

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 December 4, 2014. At 6:30 PM, 89.75 acres, more or less, will be sold at the Urbana Lions Club, Urbana, 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 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 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 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 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. 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 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 a purchase agreement on the tract exactly as it has been bid.

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 January 15, 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 estimated to be \$1,780.00. The Sellers 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.

DITCH ASSESSMENT: The ditch assessment is estimated to be \$185. 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.