

AUCTION

Liberty Twp • Union County • Indiana

November 13th • 6:30 PM

Purdue Extension Building - Union County
411 Patriot Blvd • Liberty, IN 47353



Property Information

LOCATION: 5 miles west of Liberty, IN, along SR 44
Tract 1 also has frontage on CR 50 S

SCHOOL DISTRICT: Union County Schools

TOPOGRAPHY: Gently Rolling

ANNUAL TAXES: \$2,839.83

Tract Details

TRACT 1: 38[±] ACRES • 36.5[±] Tillable

TRACT 2: 9[±] ACRES • 3.4[±] Tillable • 5[±] Wooded

TRACT 3: 34[±] ACRES • 33[±] Tillable

TRACT 4: 25[±] ACRES • All Wooded

106[±] Acres • 4 Tracts

73[±] TILLABLE • 30[±] WOODED

Productive Cropland • Mature Timber
Wooded Homesites



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Online Bidding Available

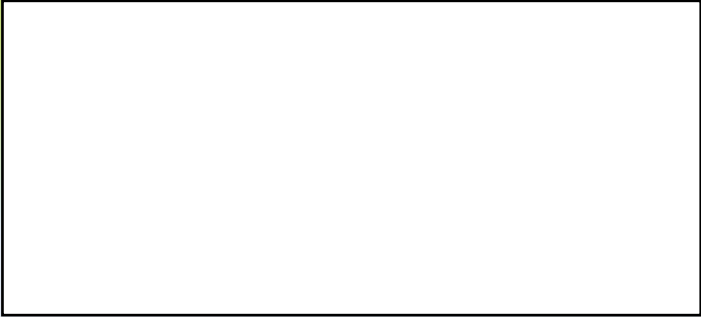
Owner: Culbertson Farm

HALDERMAN
REAL ESTATE
HLS# CLS-11486 (14) SERVICES
800.424.2324 | www.halderman.com

AUCTION

November 13th

Union County, Indiana



106^{+/-} Acres • 4 Tracts

Productive Cropland • Mature Timber • Wooded Homesites



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.				
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	37.16	155	54
R3C3	Russell soils, 6 to 12 percent slopes, severely eroded	17.42	135	47
BbA	Birkbeck silt loam, 0 to 2 percent slopes	12.90	160	56
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded	3.27	150	53
Co	Cope silt loam	2.21	185	53
ReA	Reesville silt loam, 0 to 2 percent slopes	0.44	170	56
RsC1	Russell silt loam, 6 to 12 percent slopes, slightly eroded	0.43	145	51
FcA	Fincastle silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	0.06	158	
RsA	Russell silt loam, 0 to 2 percent slopes	0.06	155	54
Weighted Average		151.9		52.6



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Terms & Conditions

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



NEW!

Halderman Real Estate App

Available on Android & Apple iOS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 13, 2014. At 6:30 PM, 106.0 acres, more or less, will be sold at the Purdue Extension Building – Union County, Liberty, 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 Craig Springmier at 937-533-7126 or Rusty Harmeyer at 765-561-1671, 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 General 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.

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

CLOSING: The closing shall be on or about December 19, 2014. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$2,839.83. 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.