

*Productive Farmland
Executive Home
Outbuildings*

NOVEMBER 5
6:30 PM

AUCTION

LIBERTY TWP | HENDRICKS COUNTY

OPEN HOUSES
OCT. 19 & 26
1:30 - 2:30 PM

50+/-
TILLABLE
ACRES

72+/- ACRES

5.75+/- ACRES with
EXECUTIVE HOME & OUTBUILDINGS

16.25+/-
WOODED
ACRES

*Private & Secluded • Abundant Wildlife & Great Hunting Potential
High-Growth Area Near Plainfield, Downtown Indianapolis & Airport*



TODD LITTEN
812-876-1045



DAVE BONNELL
812-343-4313

Owner: Stephen M. Farmer

HALDERMAN
REAL ESTATE
SERVICES

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NOVEMBER 5
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AUCTION

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Auction will be held at the property:
— 4955 E 600 S • Plainfield, IN 46168 —

OPEN HOUSES
OCT. 19 & 26
1:30 - 2:30 PM

72+/- ACRES

50+/- TILLABLE • 16.25+/- WOODED

5.75+/- ACRES with EXECUTIVE HOME & OUTBUILDINGS



HAY SHED



PASTURE



CATTLE BARN



EQUIPMENT BARN

Co-Brokers Welcome - Please See Terms & Conditions



SUNROOM



MASTER BATH



MASTER BEDROOM



LIVING ROOM



KITCHEN



BACK OF HOUSE

PROPERTY INFORMATION

LOCATION: 4955 E 600 S, Plainfield, IN 46168

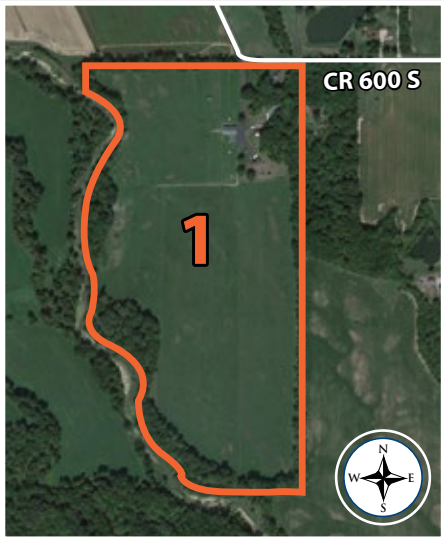
1 mile southwest of Plainfield on CR 600 S,
0.75 mile east of CR 400 E

ZONING: Agricultural

TOPOGRAPHY: Level - Gently Rolling

SCHOOL DISTRICT: Mill Creek Community School Corp.

ANNUAL TAXES: \$3,261.00 (Estimated)



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.			
Gn	Genesee silt loam	42.65	130	46
FoB2	Fox loam, 2 to 6 percent slopes, eroded	4.72	95	33
Rn	Rensselaer clay loam	0.63	175	49
Weighted Average			127.1	44.8

OPEN HOUSES: OCTOBER 19 & 26 • 1:30 - 2:30 PM

HOME

Executive home with paved drive and panoramic views. 2 story frame home with 2,040 sq. ft. in addition to basement. Total of 3 bedrooms and 3½ baths. Kitchen, living room, sunroom, master suite with jacuzzi and separate shower, and half bath/utility room are all located on the main level. The upper level contains 2 bedrooms and bath with large landing area. The home has a 2 car garage in lower level and a mudroom/bathroom/shower. New dimensional roof and gutters in 2014. Geothermal heat and cooling. Thermopane windows, 200 amp service, well and septic system.

OUTBUILDINGS

CATTLE BARN

The 42' x 80' frame barn with 33' x 42' addition, has sliding doors on the east and west ends. The building has wood and metal on the inside, roll insulation, lights and a stone/dirt floor. The cattle washing area of the barn has concrete floors, sliding doors on the east and south ends and two walk through doors on the west side. A cattle handling facility is located on the west side of barn.

MACHINERY SHED

54' x 80' with concrete floors, electric service and sliding doors on the southwest and northeast ends. Shed has a 12' x 24' workshop area.

HAY STORAGE SHED

48' x 64' with metal roof, dirt floor and open on sides. Holds approximately 150 round bales. No water or electricity.

MISCELLANEOUS

Individual fenced paddocks with concrete feed bunks, automatic waterers, sun shades and high tensile fence. Currently in hay production but can run cattle or row crop fields.

TERMS & CONDITIONS



Online Bidding
is Available

DOWNLOAD TODAY!

Halderman Real Estate App (Android & Apple iOS)

AUCTIONEER: MICHAEL BONNELL,
IN Auct. Lic. #AU11200036



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 5, 2014. At 6:30 PM, 72.0 acres, more or less, will be sold at the property located at 4955 E 600 S, Plainfield, 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 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 Dave Bonnell at 812-343-4313 or Todd Litten at 812-876-1045, 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 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 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 a purchase agreement on the tract exactly as it has been bid.

CO-BROKER: Co-Brokers are welcome to share 1% commission if they register their buyer in writing to HRES, and attend an open house, the auction and the closing with their client.

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.

CLOSING: The closing shall be on or about December 16, 2014. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing. Possession of buildings will be 30 days after closing.
REAL ESTATE TAXES: Real estate taxes are estimated at \$3,261.00. 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 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, 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., Michael D. Bonnell, 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.