

OCTOBER 15, 2014 | 6:30 PM

AUCTION

WAYNE TWP · TIPPECANOE COUNTY · INDIANA
WEST POINT FIRE STATION | 4949 SR 25 S | WEST POINT, IN 47992

45.5^{+/-} ACRES

45^{+/-} TILLABLE ACRES



PROPERTY INFORMATION

LOCATION: 2 MILES NORTH OF WEST POINT. ON THE SOUTH SIDE OF CR 300 S, 0.75 MILE WEST OF CR 700 W

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL

SCHOOL DISTRICT: TIPPECANOE SCHOOL CORPORATION

ANNUAL TAXES: \$820.52 (ESTIMATED)

TILLABLE GROUND IN SOUTHWEST TIPPECANOE COUNTY



Online Bidding is Available
at: www.halderman.com



DEAN RETHERFORD
LAFAYETTE, IN
765-296-8475
DEANR@HALDERMAN.COM

OWNER: JEAN G. REDD FARM

HALDERMAN

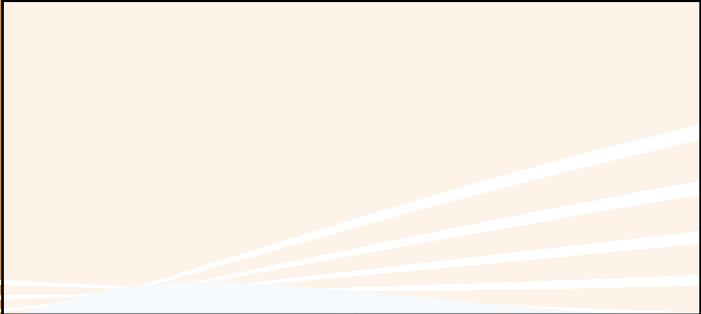
REAL ESTATE

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PRODUCTIVE CROPLAND



SOILS

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
EmA	Elston loam, gravelly substratum, 0 to 2 percent slopes	30.68	125	40
CfB	Carmi sandy loam, 2 to 6 percent slopes	9.27	120	39
Weighted Average			123.8	39.8



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 October 15, 2014. At 6:30 PM, 45.5 acres, more or less, will be sold at the West Point Fire Station, West Point, 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 Dean Retherford at 765-296-8475, 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 is having a survey of the property completed. The cost of this survey will be paid in total by the Seller.

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 bidder(s) must execute a purchase agreement on the tract exactly as it has been bid.

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 November 17, 2014. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be after harvest of the 2014 crop.

REAL ESTATE TAXES: Real estate taxes are estimated at \$820.52. 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.