

AUCTION
November 20th
Boone County

141^{+/-} ACRES • 5 TRACTS



PLACE BID

Online Bidding is Available

**PRODUCTIVE FARMLAND
DEVELOPMENT POTENTIAL**

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 November 20, 2014. At 6:30 PM, 141.66 acres, more or less, will be sold at the Boone County Fairgrounds, Lebanon, 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 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 Jim Clark at 765-659-4841 or Sam Clark at 317-442-0251, 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 a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, 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(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

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 purchase agreements on tracts exactly as they have been bid. Combo bids will not be split into separate purchase agreements.

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.

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

CLOSING: The closing shall be on or about January 9, 2015. The Sellers have the choice to extend this date if necessary.

BUYER'S AGENT COMMISSION: A 2% Buyer's Agent Commission will be offered on this sale. To receive this commission, participating agents must handle all communication on behalf of his/her Buyer and provide a completed Broker Participation form to HRES upon initial contact with Jim or Sam Clark or at least 2 weeks prior to the auction, whichever occurs first.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$4,615.14. 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 2014 ditch assessment was \$223.72. 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, 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. Conduct 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.

Center Twp • Boone County

AUCTION

Thursday, November 20th • 6:30 PM

Boone County Fairgrounds • 1983 Indianapolis Ave • Lebanon, IN 46052



**QUALITY FARMLAND
EXCELLENT
DEVELOPMENT POTENTIAL**

141^{+/-} ACRES • 5 TRACTS
111.4^{+/-} Tillable Acres • 26.6^{+/-} Wooded Acres

Owner: Lenox



Jim Clark
Frankfort, IN
765.659.4841
jimc@halderman.com



Sam Clark
Noblesville, IN
317.442.0251
samc@halderman.com

2% Buyer's Agent Commission

HALDERMAN
REAL ESTATE
SERVICES

HLS# JTC-11513 (14)

800.424.2324 | www.halderman.com

TRACTS 1-4

TRACT 1: 20+/- Acres, 19.8+/- Tillable, 620' Road Frontage (estimated)
 TRACT 2: 25+/- Acres, 24.6+/- Tillable, 775' Road Frontage (estimated)
 TRACT 3: 27.48+/- Acres, 25.6+/- Tillable, 2,500' Road Frontage (estimated)
 TRACT 4: 14+/- Acres, 13.9+/- Tillable, 620' Road Frontage (estimated)

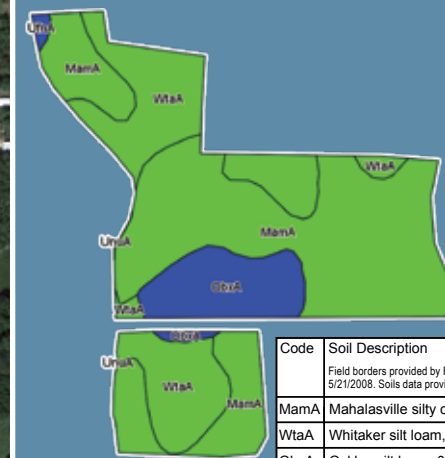


SOILS Tracts 1-4

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.				
CudA	Crosby silt loam, 0 to 2 percent slopes	37.52	155	46
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	30.87	183	53
WofB	Williamstown-Crosby silt loams, 2 to 4 percent slopes	8.49	144	49
CxdA	Cyclone silty clay loam, 0 to 1 percent slopes	7.05	187	53
Weighted Average		166.9	166.9	49.5

TRACT 5

TRACT 5: 55.18+/- Acres, 27.5+/- Tillable, 26.6+/- Wooded
 Access to Tract 5 is off of Glendale Dr and Edgewood Dr



SOILS Tract 5

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.				
MamA	Mahalasville silty clay loam, 0 to 1 percent slopes	16.31	177	50
WtaA	Whitaker silt loam, 0 to 2 percent slopes	7.75	156	51
ObxA	Ockley silt loam, 0 to 2 percent slopes	3.29	136	47
UfnA	Urban land-Crosby complex, 0 to 2 percent slopes	0.15		
Weighted Average		165.2	165.2	49.7

PROPERTY INFORMATION

LOCATION TRACTS 1-4: On the north side of Lebanon on CR 300 N and the west side of Elm Swamp Rd

LOCATION TRACT 5: On the southeast side of Lebanon, along the north side of Washington St

TOPOGRAPHY: Level

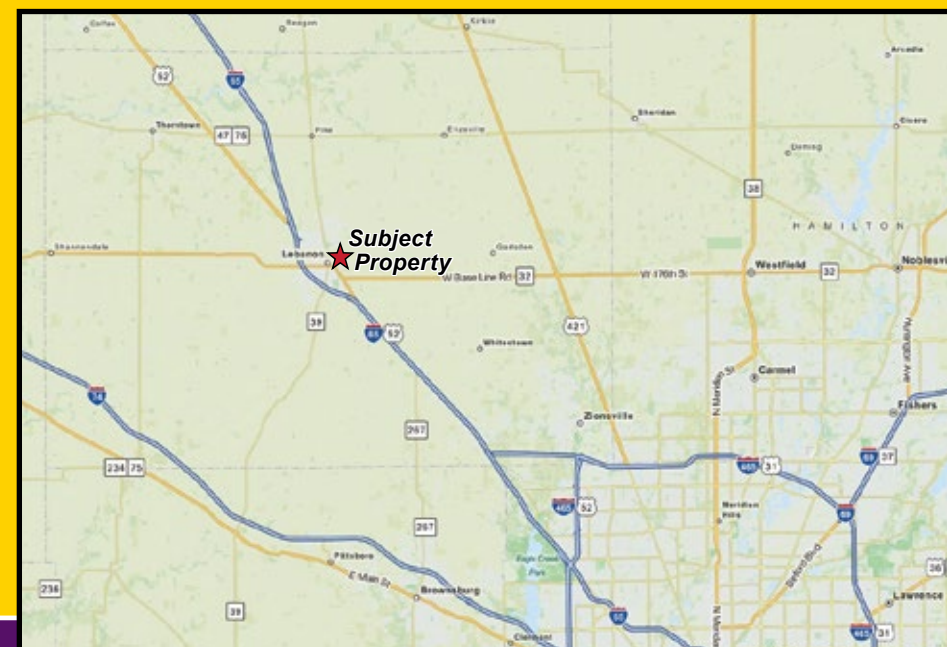
ZONING: Agricultural, Residential (R-2) (R-4), Single Family Residential (SF-2)

SCHOOLS: Lebanon Community School Corporation

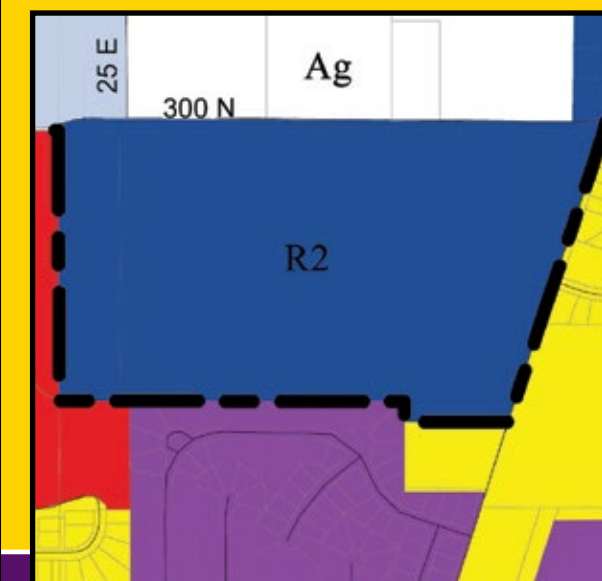
ANNUAL TAXES: \$4,615.14

DITCH ASSESSMENT: \$223.72

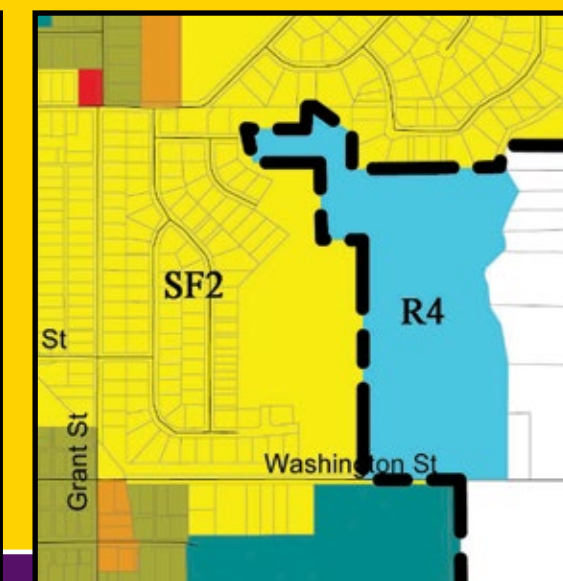
UTILITIES: Sewer, water, and gas utilities adjoin both properties.



Zoning Map: Tracts 1-4



Zoning Map: Tract 5



DOWNLOAD Halderman Real Estate App (Android & Apple iOS)