

AUCTION

**Mill Creek Township
Fountain County**



OCTOBER 23RD • 6:30 PM

Fountain County 4-H Fairgrounds
476 W US HWY 136 • Veedersburg, IN 47987

53^{+/-} ACRES • 4 TRACTS

AUCTION

**BUSINESS POTENTIAL • RURAL RESIDENCE
WOODLANDS • RECREATION**

OPEN HOUSES:

OCT. 2 • 5-6 PM & OCT. 4 • 10-11 AM

**Meet at Tract 1: 333 E SR 32, Veedersburg, IN 47987*



Gary Bohlander
Darlington, IN
765.794.0221
garyb@halderman.com

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53^{+/-} ACRES • 4 TRACTS

23.43^{+/-} POTENTIAL BUSINESS SITE/GRASSLAND

25.22^{+/-} WOODED • 2 SEPARATE HOMESITES

**BUSINESS POTENTIAL • RURAL RESIDENCE
WOODLANDS • RECREATION**



**160
VENDOR
SPACES**



**PREVIOUSLY
DALLE'S FOLLE
FLEA MARKET**



Gary Bohlander
Darlington, IN
765.794.0221
garyb@halderman.com

Owner:
Dalle Family
Trust

PROPERTY INFORMATION:

Location: 5 miles south of Veedersburg on the southwest corner of the intersection of SR 32 and US 41, area also known as, “Steam Corner”

Zoning: Agricultural

Topography: Gently Rolling

School District: Southeast Fountain School Corporation

Annual Taxes: \$2,185.02

TRACT DETAILS:

TRACT 1: 2+/- Acres
1,764 sq ft Newer Home, 30’x45’ Pole Barn

TRACT 2: 16.43+/- Acres
15.43+/- Grassland/Pasture, 0.55+/- Wooded

TRACT 3: 11.67+/- Acres
8+/- Potential Business Site/Grassland,
1.67+/- Wooded

Tract 3 was previously used as flea market and features an older home used as an office for the flea market, a garage, and a 12’ x 24’ utility shed. 160 vendor spaces measuring 25’ x 30’ with electric and water available. (Six food vendor spaces have 50 amp service, balance have 30 amp service.) Water is provided by 80’ well located on Tract 1.

TRACT 4: 23+/- Acres, All Wooded

OPEN HOUSES: OCT. 2 • 5-6 PM & OCT. 4 • 10-11 AM

*Meet at Tract 1 - pictured at right.

Home on Tract 1: 333 E SR 32, Veedersburg, IN 47987

Home on Tract 3: 2302 S US Hwy 41, Veedersburg, IN 47987

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 23, 2014. At 6:30 PM, 53.10 acres, more or less, will be sold at the Fountain County 4-H Fairgrounds, Veedersburg, 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 Gary Bohlander at 765-794-0221, 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 any additional survey. 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.

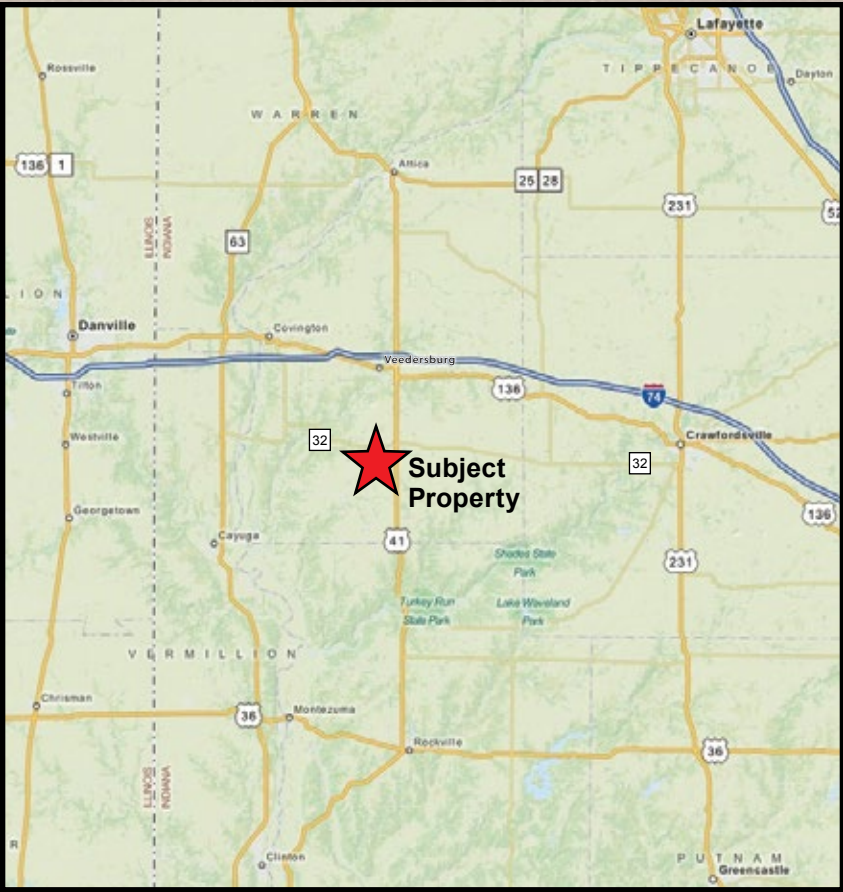
DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier’s check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND 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 Trustee’s 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.



SOILS INFORMATION

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	Winter wheat
XabB2	Xenia silt loam, 2 to 6 percent slopes, eroded	10.68	150	53	68
RywB2	Russell silt loam, 2 to 6 percent slopes, eroded	4.28	150	53	75
FdnA	Fincastle-Starks complex, 0 to 2 percent slopes	3.90	165	54	74
XfuB2	Miami-Rainsville complex, 2 to 6 percent slopes, eroded	2.02	141	49	63
WqvA	Westland silty clay loam, 0 to 1 percent slopes	0.98	165	46	66
XfuC2	Miami-Rainsville complex, 6 to 12 percent slopes, eroded	0.98	131	46	59
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	0.36	168		
EdeAK	Eel and Beckville soils, 0 to 2 percent slopes, occasionally flooded, brief duration	0.23	120	41	52
Weighted Average			148.9	51.3	68.2



NEW!
Halderman Real Estate App
Available on Android & Apple iOS



Online Bidding is Available

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

CLOSING: The closing shall be on or about November 28, 2014. The Sellers have the choice to change this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$2,185.02. 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.

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. 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.

