

AUCTION

OCT. 28TH • 6:30 PM

184^{+/-} ACRES
2 TRACTS



PLACE BID

Online Bidding is Available



NEW!

Halderman Real Estate App
Available on Android & Apple iOS



**HIGHLY
PRODUCTIVE
CROPLAND**

**Union Twp
Wells County**

Rick Johnloz
260.827.8181

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HLS# RAJ-11496 (14)
800.424.2324 | www.halderman.com

AUCTION

Union Twp • Wells County

**OCT. 28TH
6:30 PM**

**Wells County 4-H
Community Center**

1240 S 4-H Park Rd
Bluffton, IN 46714

**HIGHLY
PRODUCTIVE
CROPLAND**

**184^{+/-}
ACRES**
2 TRACTS

**181^{+/-}
Tillable Acres**

Owners:
Rex & Marceille Shutt Trusts
Old National Wealth Management Trustees
and Jon Brown, Attorney for Trusts

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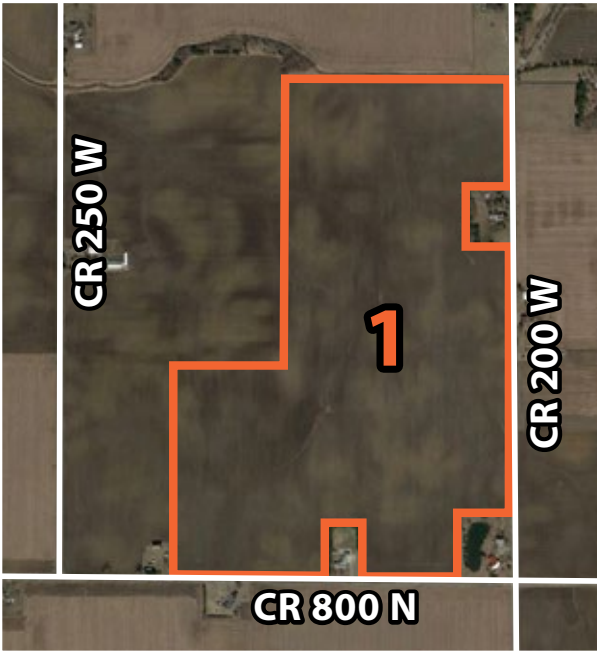
Rick Johnloz
Bluffton, IN
260.827.8181
rickj@halderman.com

TRACT 1 DETAILS:

Located in Section 22, Union Twp;
2 miles northwest of Uniondale in
the northwest corner of CR 200 W
and 800 N.

104+/- Acres
102+/- Tillable

*Exact acreage will be determined by a survey.



Tract 1 Soils

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.				
Pm	Pewamo silty clay loam	66.00	160	44
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	28.62	140	46
HbA	Haskins loam, 0 to 2 percent slopes	3.77	160	51
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	1.93	135	44
Rr	Rensselaer loam	1.70	172	48
Weighted Average		154.1	44.9	

ZONING:
Agricultural

TOPOGRAPHY:
Level

SCHOOL DISTRICT:
Northern Wells
Community Schools

ANNUAL TAXES:
\$4,502.15



PROPERTY MAPS

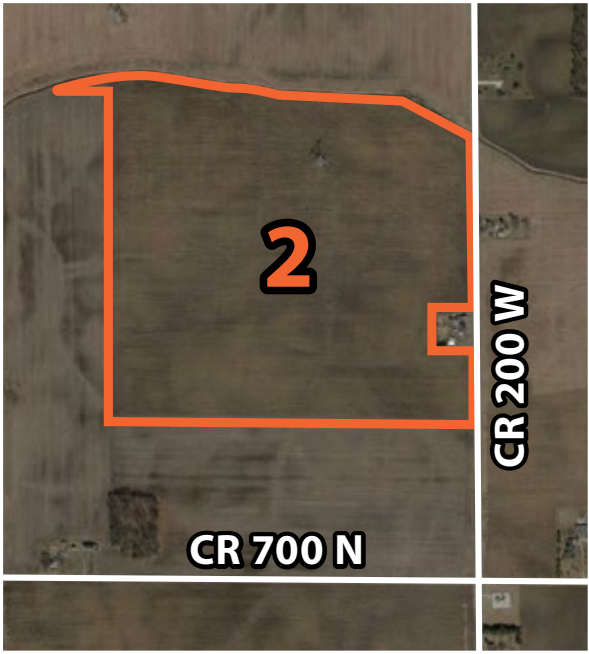


TRACT 2 DETAILS:

Located in Section 27, Union Twp;
2 miles northwest of Uniondale on
the west side of CR 200 W between
CR 800 N and CR 700 N.

80+/- Acres
79+/- Tillable

*Exact acreage will be determined by a survey.



Tract 2 Soils

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.				
Pm	Pewamo silty clay loam	33.73	160	44
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	30.59	140	46
HbA	Haskins loam, 0 to 2 percent slopes	11.43	160	51
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	3.29	135	44
Weighted Average		151.2	45.8	



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 28, 2014. At 6:30 PM, 184 acres, more or less, will be sold at the Wells County 4-H Community Center, Bluffton, 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 Rick Johnloz at 260-827-8181, 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: Sellers will provide legal surveys of each tract. If additional surveying is needed for clear title then the cost will be shared 50/50 between the Sellers and the buyer(s).

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 Trustee's Deeds 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.

CLOSING: The closing shall be on or before November 24, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to the harvest the 2014 crop.

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

REAL ESTATE TAXES: Real estate taxes are \$4,502.15. 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 Inc., 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.