

Auction

SEPTEMBER 3, 2014 • 6:30 PM CST

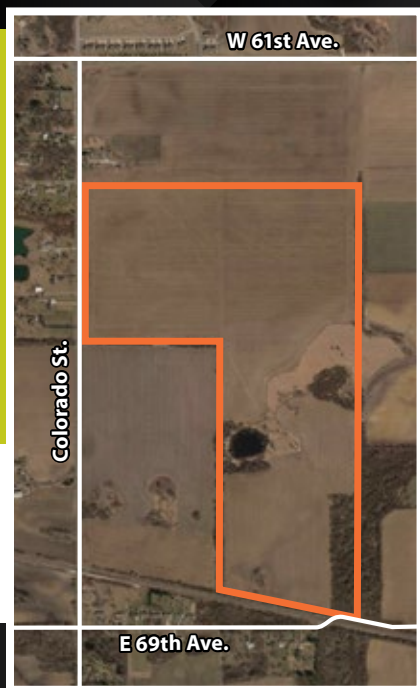
HOBERT ELKS LODGE #1152
3580 W 61ST AVE
HOBERT, IN 46342

154.7^{+/-} Acres

126.5^{+/-} TILLABLE • 26.5^{+/-} WOODED

Farmland in Transitional Area

ROSS TWP • LAKE COUNTY • INDIANA



Property Information

LOCATION: AT THE SOUTHWEST EDGE OF HOBERT, ON THE EAST SIDE OF COLORADO ST, BETWEEN 69TH ST & 61ST AVE

ZONING: RESIDENTIAL, R-3

TOPOGRAPHY: LEVEL - GENTLY ROLLING

SCHOOL DISTRICT: MERRILLVILLE COMMUNITY SCHOOLS

Inspection: August 21 • 4-6 PM CST

PLEASE PARK ON THE WEST SIDE OF COLORADO ST.



Larry Smith

LaPorte, IN

219.362.4041

larrys@halderman.com



Michael Gentry

LaCrosse, IN

219.851.7672

michaelg@halderman.com



Online Bidding is Available
at: www.halderman.com

Owners: Stinson, Stinson,
Barclay and Moreno

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NEW!

Halderman Real Estate App

Available on Android & Apple iOS

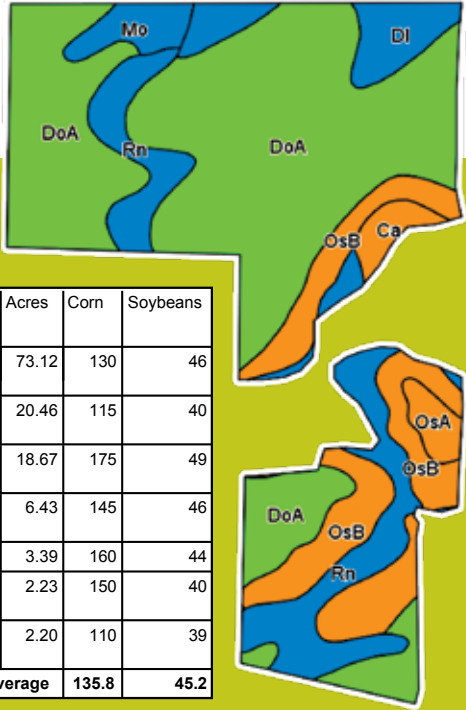


Regional Map



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.				
DoA	Door loam, 0 to 2 percent slopes	73.12	130	46
OsB	Oshtemo fine sandy loam, 2 to 6 percent slopes	20.46	115	40
Rn	Rensselaer loam, sandy substratum	18.67	175	49
DI	Del Rey silt loam, dark colored variant	6.43	145	46
Mo	Milford silt loam, overwash	3.39	160	44
Ca	Houghton muck, drained, 0 to 1 percent slopes	2.23	150	40
OsA	Oshtemo fine sandy loam, 0 to 2 percent slopes	2.20	110	39
Weighted Average			135.8	45.2



Terms & Conditions:

Auctioneer: Russell D. Harmeyer 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 September 3, 2014. At 6:30 PM, CST, 154.7 acres, more or less, will be sold at the Hobart Elk's Lodge #1152, Hobart, 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 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 Larry Smith at 219-362-4041 or Michael Gentry at 219-851-7672, 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, 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 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. 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.

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.

DEED: The Sellers will provide a General 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.

CLOSING: The closing shall be on or about October 3, 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 2014 crop.

CASH RENT INCOME: Sellers will retain all farm income for 2014.

REAL ESTATE TAXES: Real estate taxes are to be determined later, since this tax parcel has not been assessed. 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. 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.