

AUCTION

AUGUST 18TH • 6:30 PM

AMERICAN LEGION POST 202

118 N BROADWAY ST. BUTLER, IN 46721

**70^{+/-}
ACRES**

56^{+/-} TILLABLE

**13^{+/-} WOODED/
NON-TILLABLE**

GRAIN FARM RECREATIONAL POTENTIAL

PROPERTY INFORMATION

LOCATION: 4 miles south of Butler on the south side of CR 46, along the east and west sides of CR 75 A

TOPOGRAPHY: Level - Gently Rolling

SCHOOLS: Dekalb County Eastern Community School District

ANNUAL TAXES: \$1,560.60

*Preliminary survey indicates 70.1 acres. The acreage could change when the final survey is completed.



STAFFORD TWP • DEKALB COUNTY



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PLACE BID

Online Bidding is Available

Owner: Lola Peters Estate Farm

HALDERMAN
REAL ESTATE
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70^{+/-} ACRES

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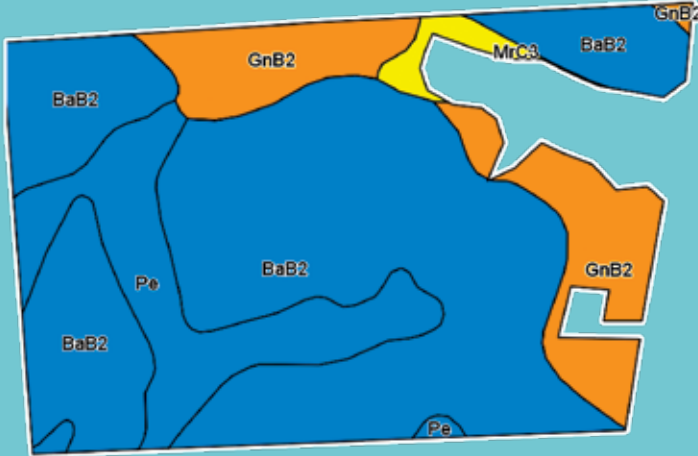
GRAIN FARM
RECREATIONAL POTENTIAL



Regional Location



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
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	36.38	135	44
GnB2	Glynwood loam, 3 to 6 percent slopes, eroded	10.14	125	44
Pe	Pewamo silty clay	8.80	155	42
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	1.10	105	37
Weighted Average			135.7	43.6



NEW!

Halderman Real Estate App
Available on Android & Apple iOS

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 August 18, 2014. At 6:30 PM, 70.10 acres, more or less, will be sold at American Legion Post 202, Butler, 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 Bill Earle at 260-982-8351 or Jon Rosen at 260-740-1846 or Neal Wolhuter at 260-336-2219, 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: A preliminary survey has already been completed. The survey expense of \$2,500.00 will be shared 50/50 by the Seller and the Buyer(s). The preliminary survey indicates there is 70.10 acres. The acreage could change when the final survey is completed.

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.

DEED: The Seller will provide a Personal Representative's 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 October 13, 2014. The Seller has 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.

FARM LEASE INCOME: The Seller will retain all 2014 farm income.

REAL ESTATE TAXES: Real estate taxes are \$1,560.60. 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.