FARMLAND • WOODS • RECREATIONAL

AUCTION

JUNE 24TH • 6:30 PM

CLYMERS FIRE STATION
400 S 400 W • LOGANSPORT, IN 46947

192^{+/-} TOTAL ACRES • 2 TRACTS

105.46*/- TILLABLE • 83.15*/- WOODED

PROPERTY INFORMATION

LOCATION: 7 miles southwest of Logansport at the intersection of CR 225 S & CR 600 W

ZONING: AGRICULTURAL

TOPOGRAPHY: GENTLY ROLLING

SCHOOL DISTRICTS LOGANSPORT

COMMUNITY SCHOOL CORPORATION

ANNUAL TAXES: \$4,286.44



TRACT 1: 101% AGRES, 87.46% TILLABLE, 10% Woods
TRACT 2: 91.15% AGRES, 18% TILLABLE, 73.15% Woods

CR 225 s

W South River Rd

CLINTON TWP CASS COUNTY, IN

PROPERTY INSPECTIONS

JUNE 7 • 9:00-11:00 AM & JUNE 10 • 4:00-6:00 PM



AJ JORDAN
PERU, IN
317.697.3086
AJJ@HALDERMAN.COM



LARRY JORDAN
PERU, IN
765.473.5849
LJ@HALDERMAN.COM

OWNER: MYERS FARM



800.424.2324 | www.halderman.com



PO Box 297 • Wabash, IN 46992

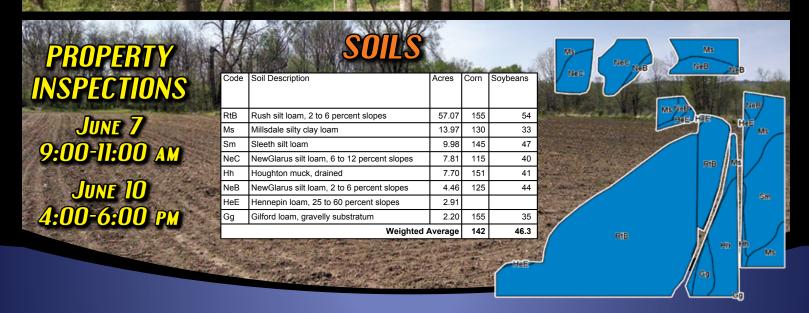
"Farm & Transitional Real Estate Specialists Since 1930"

800.424.2324

www.halderman.com



DS • RECREATIONAL **FARMLAND**













TERMS & CONDITIONS:

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on June 24, 2014. At 6:30 PM, 192.15 acres, more or less, will be sold at the Clymers Fire Station, Logansport, 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 A. J. Jordan at 317-697-3086 or Larry Jordan at 765-473-5849, 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 prochure. 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

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

PAYING CÁSH 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 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 August 8, 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: Buyer(s) will receive credit at closing in the amount of \$100 per tillable acre for second half of the farm's cash rent for 2014.

REAL ESTATE TAXES: Real estate taxes are \$4, 286.44. The Sellers will pay the 2013 taxes due and payable in 2014 give credit to the Buyer(s) at closing for spring 2014 taxes due and payable in May 2015. The Buyer(s) will pay the fall 2014 taxes due and payable in November 2015 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.

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, er