



Online Bidding Available
for Real Estate Only

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

REAL ESTATE TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on May 17, 2014. At 10:00 AM, 99.93 acres, more or less, will be sold at the property, located at 2665 W. Indian Creek Road, Trafalgar, 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 Michael Bonnell at 812-343-6036 or Dave Bonnell at 812-343-4313 or Chad Metzger at 260-982-9050, 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 warrants 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.

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.

EASEMENTS: The sale of this property is subject to any and all easements of record.

ACCESS EASEMENT: Tract 1 will share an access easement with Tract 2 for the portion of the shared drive. The cost of maintaining the portion of shared easement will be divided 50-50 between the owners of Tracts 1 and 2.

CLOSING: The closing shall be on or about June 20, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the house and barn will be at closing. Possession of land will be upon acceptance of purchase agreement and payment of earnest money.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$3,402.24. Sellers will pay the 2013 taxes due and payable in 2014. Buyer(s) will pay the 2014 taxes due and payable in 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.

AGENCY: Halderman Real Estate Services, Metzger Property Service LLC 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.

PERSONAL PROPERTY TERMS & DETAILS

Cash, Check, Mastercard or Visa. All items sold "As Is". Not Responsible for Accidents. Lunch will be available.

Complete personal property details and pictures can be found at:
www.metzgerauction.com



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AUCTION
99[±]- ACRES
3 TRACTS

MAY 17TH • 10:00 AM || AUCTION HELD ON-SITE

REAL ESTATE & PERSONAL PROPERTY

SECLUDED EXECUTIVE HOME • BUILDINGS
CLASSIFIED FOREST • MAY GROUND • PONDS

AUCTION



99[±]- ACRES • 3 TRACTS
REAL ESTATE & PERSONAL PROPERTY

MAY 17TH • 10:00 AM || AUCTION HELD ON-SITE

DAVE BONNELL
COLUMBUS, IN
812.343.4313
DAVEB@HALDERMAN.COM

MICHAEL BONNELL
GREENFIELD, IN
812.343.6036
MICHAELB@HALDERMAN.COM

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AUCTION

MENSLEY TOWNSHIP • JOHNSON COUNTY

99[±]- ACRES • 3 TRACTS

REAL ESTATE & PERSONAL PROPERTY

SECLUDED EXECUTIVE HOME • BUILDINGS
CLASSIFIED FOREST • MAY GROUND • PONDS



MAY 17TH • 10:00 AM || AUCTION HELD ON-SITE
2665 W INDIAN CREEK RD • TRAFALGAR, IN 46181



OPEN HOUSES || APRIL 27 & MAY 4 • 1:00-2:30 PM

OWNERS: G. ALAN & REBECCA VON STEIN

DAVE BONNELL
COLUMBUS, IN
812.343.4313
DAVEB@HALDERMAN.COM

MICHAEL BONNELL
GREENFIELD, IN
812.343.6036
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PROPERTY INFORMATION & MAPS

LOCATION: Approximately 2.5 miles south of Trafalgar on Indian Creek Rd, 0.25 mile east of CR 300 W

SCHOOL DISTRICT: Ninevah-Hensley-Jackson United

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

ANNUAL TAXES: \$3,402.24

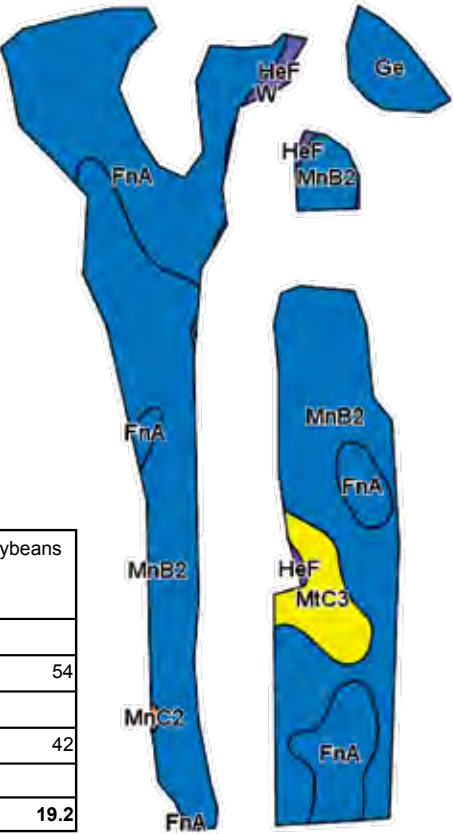
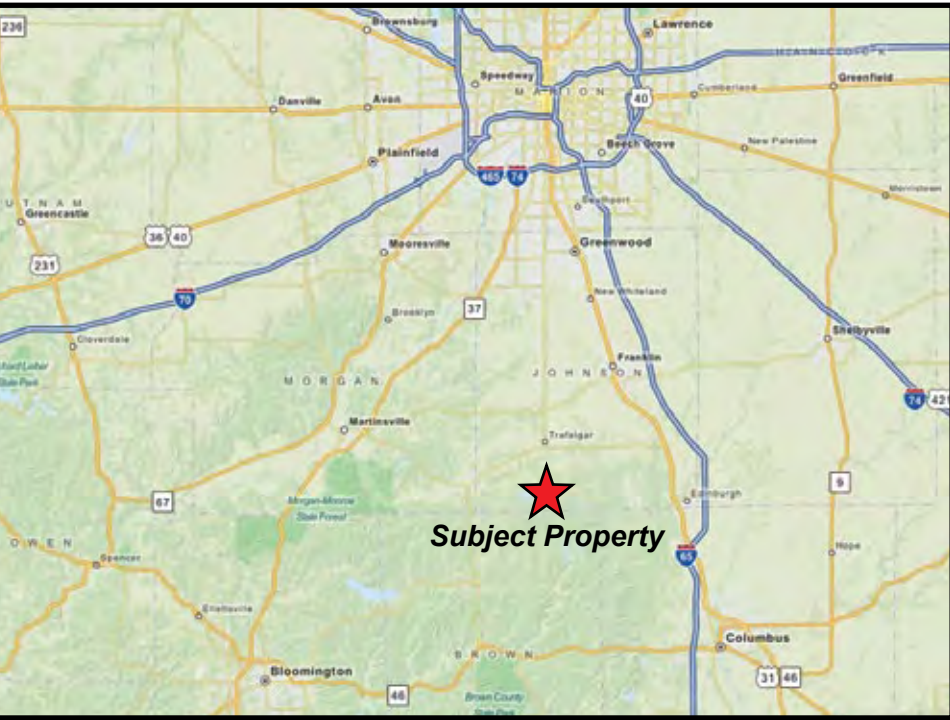
37.41+/- TILLABLE ACRES

60.34+/- WOODED ACRES

1.93+/- ACRE HOMESITE

0.25+/- & 0.10+/- ACRE PONDS

*45-50 ACRES OF HAY WILL BE READY APPROXIMATELY 2 WEEKS AFTER POSSESSION OF THE LAND.



SOILS INFORMATION

Code	Soil Description	Acres	Corn	Pasture	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	21.52			
FnA	Fincastle silt loam, 0 to 3 percent slopes	12.15	165	11	54
MtC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	2.06			
Ge	Genesee loam	1.71	120		42
HeF	Hennepin loam, 25 to 50 percent slopes	0.56			
Weighted Average			58.2	3.5	19.2



OPEN HOUSES | APRIL 27 & MAY 4 • 1:00-2:30 PM
2665 W INDIAN CREEK RD • TRAFALGAR, IN 46181

HOUSE DETAILS: 5 Bedrooms, 3.5 Baths, Finished Basement, Great Room with Fireplace, Beautiful Kitchen with Granite Countertops & Hickory Cabinets. Newer Roof & Gutters. 2-Car Garage. In-Ground Heated Pool with a Newer Safety Cover & Liner.

OUTBUILDINGS: Enclosed 3-Car Garage/Tool Shed, Livestock Barn, 2 Chicken Houses



TRACT DETAILS

TRACT 1: 13.93+/- Acres, 12+/- Wooded, 1.93+/- Acres with Home & 2 Chicken Houses, 0.10+/- Acre Pond
**Tract 1 will be sharing an access easement with Tract 2.*

TRACT 2: 44+/- Acres, 21.3+/- Tillable, 22.45+/- Wooded, 0.25+/- Acre Pond

TRACT 3: 42+/- Acres, 16.11+/- Tillable, 25.89+/- Wooded, Enclosed 3-Car Garage/Tool Shed & Livestock Barn

**Tract 3 is a Swing Tract and must be purchased by an adjoining land owner, or the buyer of Tract 1 or Tract 2.*

PERSONAL PROPERTY

CHAD METZGER
260.982.9050 • CHADM@HALDERMAN.COM

TRUCKS • BUSH HOGS • TRAILERS • SHOP EQUIPMENT • SADDLES

2003 Nissan Frontier XE, 4WD, 68K miles; Massey Ferguson 231 Tractor with 232 Loader; Bush Hog Squealer Tractor Mower; 18' Tandem Axle Flatbed Trailer w/ Ramp; Bush Hog Turf Champ TC 220, Zero Turn Mower with New Tires; 1974 Ford Bronco XLT with Plow; Two Bttm., 3 pt. Plow; 3 pt. Disk; Hay Wagon; Agri-Fab 17 cu. Ft. Lawn Trailer; Troybilt Trail Blazer Sickle Mower; Briggs & Stratton Rear-Time Tiller; (2) McCulloch Chainsaws; Coleman Propane Heater; (2) Western Saddles; Pipe Metal Livestock Gates; Work Bench; Metal Shelving & Organizers; Base Cabinet; (3) Propane Tanks; Hose Reel & Hose; Dog House; Metal Posts; Bricks; Steel Grate;

ANTIQUES

Dining Room Table with Six Chairs, Matching Wine Cabinet & Buffet; Walnut Wardrobe; Marble Top Bedroom Suite with Wardrobe; Oak Three Drawer Chest with Mirror; Small Roll Top Desk; Entry Umbrella Stand; Wood Rocker;

APPLIANCES • HOUSEHOLD • POOL TABLE • OUTDOOR FURNITURE • SWINGSET

Nice Gandy 8' Slate Pool Table w/ Ping Pong top & accessories; Kenmore HE 3 Washer & Dryer w/Stand; GE Side-by-Side Fridge; Kenmore Dishwasher; Cherry Corner Executive Desk; Oak File Cabinet; Bookshelf; Leather Love Seat Sofa; Club Chair; Sectional Couch with Queen Size Pullout; Cedar Lined Foot Locker; (2) Child's Lazy Boy Recliners; Baby Cradle; Teddy Bear Bench; Wicker Stand; Two Drawer File Cabinet; (5) Bar Stools; House Plant; Fan; Jewelry; Luggage; Pictures; Pool Room Bar Chairs; Cardiomax Air Exercise Bike; Cedar Porch Swing Stand (frame only); Picnic Table with Umbrella; Swing Set; (2) Concrete Benches; Grapevine Arch; Hammock with Stand; Outdoor Tent; Pool Supplies; Scuba Equipment;

More personal property pictures can be seen at: www.metzgerauction.com

