

AUCTION

March 17th
6:30 PM

CENTER & HARRISON TWPS • UNION COUNTY

UNION COUNTY 4-H COMMUNITY BUILDING
411 Patriot Boulevard • Liberty, IN 47353

214^{+/-} Acres • 3 Tracts

FARMLAND • TIMBER • CREEK HUNTING & RECREATION

85^{+/-} ACRES TILLABLE • 128^{+/-} ACRES WOODED

PROPERTY INFORMATION

LOCATION: Approximately 2 miles northeast of Liberty, on the west side of CR 250 E, just south of Kitchel Rd

SCHOOLS: Union County/College Corner Joint School District

ZONING: Agricultural

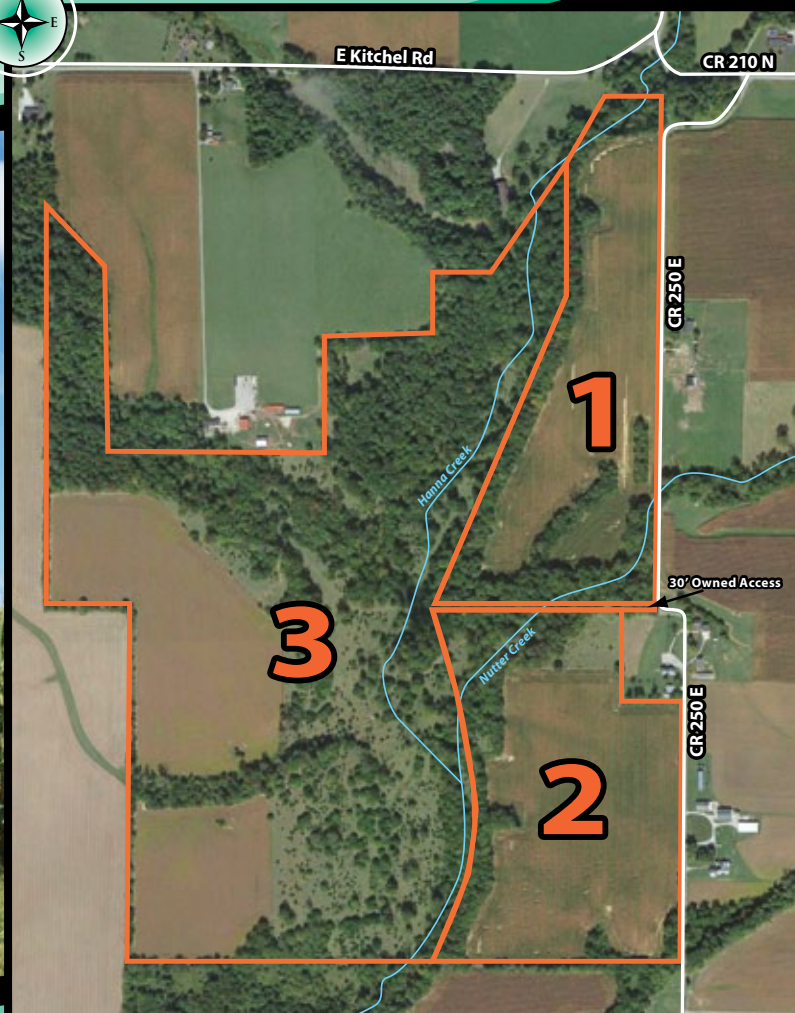
TOPOGRAPHY: Level - Gently Rolling

ANNUAL TAXES: \$3,293.51

TRACT 1:
41.25^{+/-} Acres, 23^{+/-} Tillable, 17^{+/-} Wooded

TRACT 2:
45^{+/-} Acres, 27^{+/-} Tillable, 17^{+/-} Wooded

TRACT 3:
128^{+/-} Acres, 34^{+/-} Tillable, 93^{+/-} Wooded



Rusty Harmeyer
Richmond/Rushville, IN
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Craig Springmier
Eaton, OH
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PLACE BID

Online Bidding Available

Owner: Crouse Family Trust

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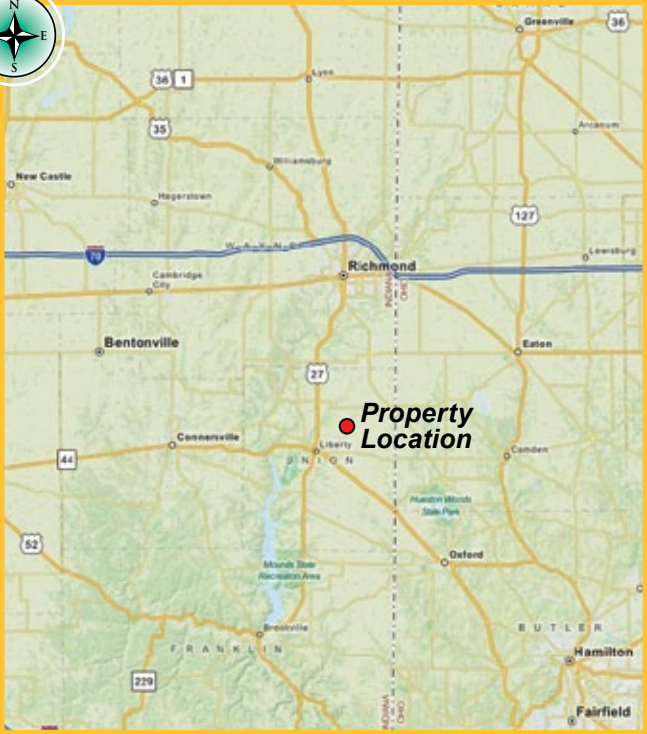
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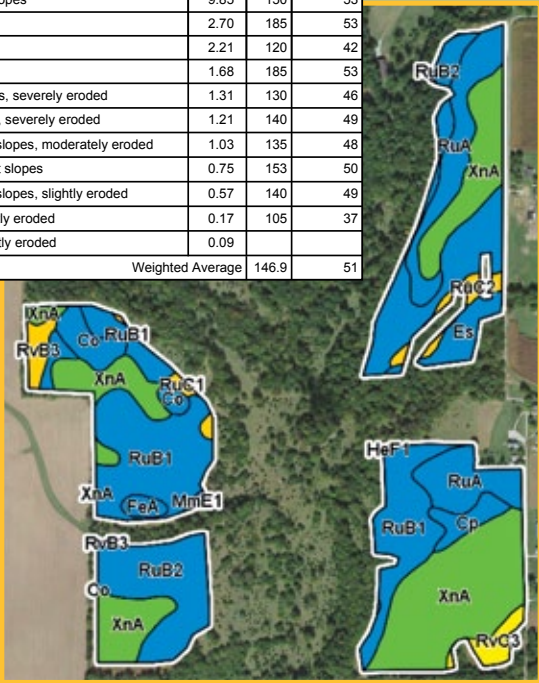
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FARMLAND • TIMBER • CREEK • HUNTING & RECREATION

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.				
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	26.70	143	50
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	19.38	150	53
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	16.34	145	51
RuA	Russell and Miami silt loams, 0 to 2 percent slopes	9.85	150	53
Co	Cope silt loam	2.70	185	53
Es	Eel silt loam	2.21	120	42
Cp	Cope silty clay loam	1.68	185	53
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	1.31	130	46
RvB3	Russell and Miami soils, 2 to 6 percent slopes, severely eroded	1.21	140	49
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	1.03	135	48
FeA	Fincastle and Crosby silt loams, 0 to 2 percent slopes	0.75	153	50
RuC1	Russell and Miami silt loams, 6 to 12 percent slopes, slightly eroded	0.57	140	49
MmE1	Miami silt loam, 18 to 25 percent slopes, slightly eroded	0.17	105	37
HeF1	Hennepin loam, 25 to 35 percent slopes, slightly eroded	0.09		
Weighted Average		146.9		51



Soils Info



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 March 17, 2014. At 6:30 PM, 214.43 acres, more or less, will be sold at the Union County 4-H Community Building, Liberty, 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 Rusty Harmeyer at 765-561-1671 or Craig Springmeyer at 937-533-7126, 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 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 Trustee's 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.

EASEMENT TRACT 3: If Tract 3 is not purchased by an adjoining landowner, a 30' owned access will be granted from CR 250 E.

CLOSING: The closing shall be on or about May 1, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing; upon execution of purchase agreement and lease agreement between Seller and Buyer(s), for 2014, to be used in event that closing does not occur.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$3,293.51. The Sellers will pay the 2013 taxes due and payable in 2014. The 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 Services, 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 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, 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.

