

HALDERMAN
REAL ESTATE
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AUCTION PRODUCTIVE FARMLAND



RANDOLPH COUNTY, IN

SEPTEMBER 25TH • 6:30 pm

100[±] ACRES

WHITE RIVER TOWNSHIP
RANDOLPH COUNTY

AUCTION PRODUCTIVE FARMLAND

SEPTEMBER 25TH • 6:30 pm

RANDOLPH COUNTY 4-H FAIRGROUNDS, HUSTED HALL DINING ROOM
1885 S US 27 • WINCHESTER, IN 47394

AUCTION PRODUCTIVE FARMLAND

SEPTEMBER 25TH • 6:30 pm

2 TRACTS

100[±] ACRES

2 TRACTS

100[±] ACRES

99.1[±] TILLABLE ACRES
(94[±] CROPLAND • 5.1[±] CRP)

Owner:
Joseph O. Boner Revocable Trust

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HLS# CCP-11285 (13)
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Chris Peacock
765-546-0592
Brett Salyers
419-806-5643

Don Barron
Asset & Equity Management, LLC
Indianapolis, IN
317-946-4684
barron_don@hotmail.com

WHITE RIVER
TOWNSHIP
RANDOLPH
COUNTY

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PROPERTY DETAILS

LOCATION: TRACT 1 is 3.5 miles southeast of Winchester on the east side of CR 250 E, south of Greenville Pike. TRACT 2 is 2 miles northeast of Winchester on the east side of CR 200 E, north of E Union City Pike.

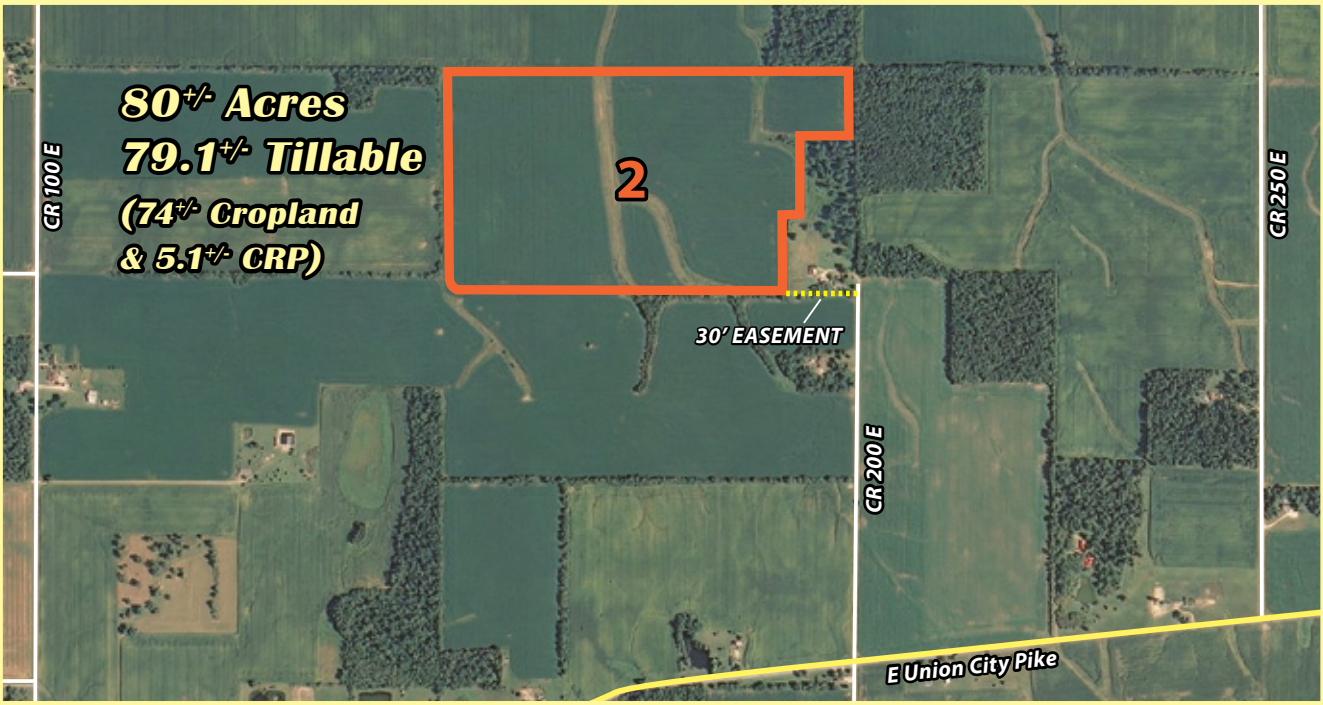
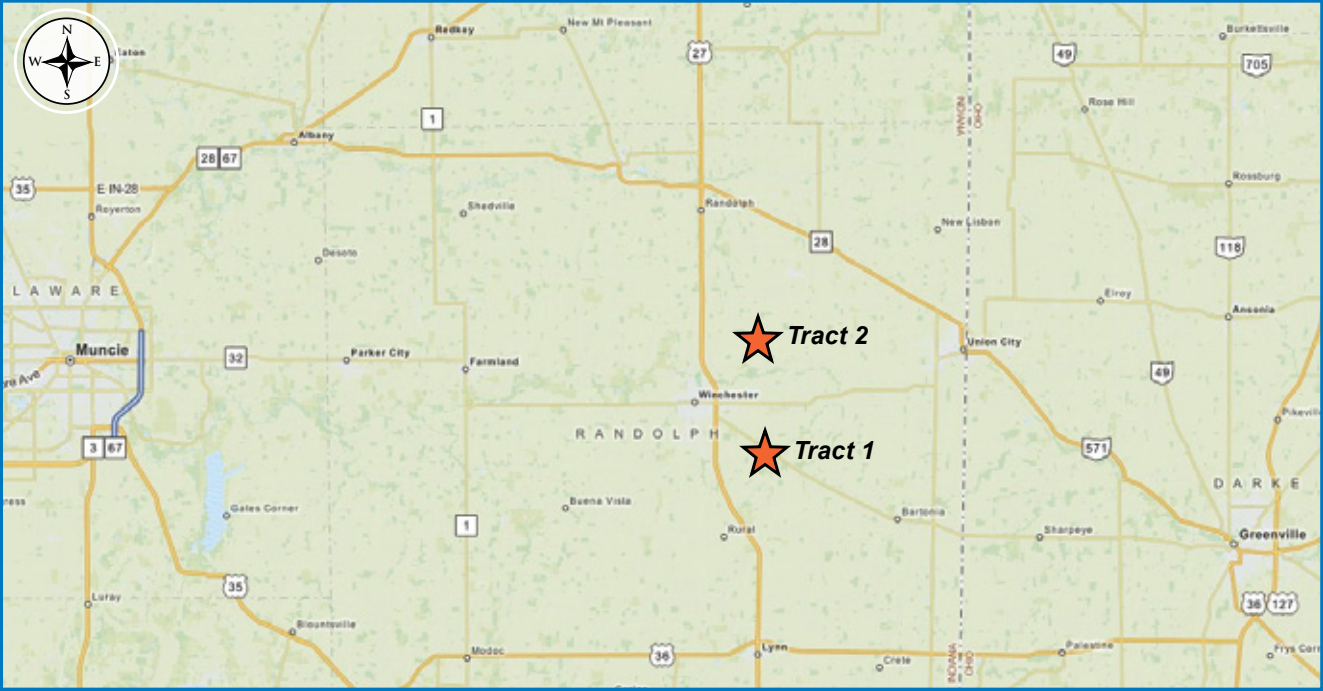
ZONING: Agricultural

TOPOGRAPHY: Gently Rolling

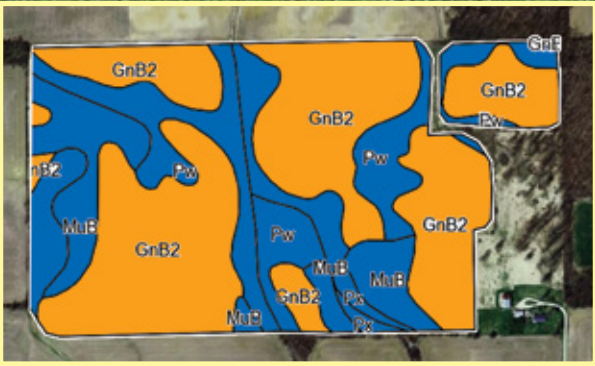
SCHOOL DISTRICT: Randolph Central School Corporation

ANNUAL TAXES: \$2,337.22

DITCH ASSESSMENT: \$200.56



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
CeB	Celina silt loam, 1 to 4 percent slopes	14.4	130	46	59
Pn	Patton silty clay loam	5.4	175	49	70
LnB2	Losantville silt loam, 2 to 6 percent slopes, eroded	0.4	125	44	56
LoC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	0.2	105	37	47
Weighted Average			141.7	46.7	61.8



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
GnB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	46.9	125	44	56
Pw	Pewamo silty clay loam	21.3	160	44	64
MuB	Morley silt loam, 3 to 6 percent slopes	10	130	46	59
Px	Pewamo silt loam, overwash	1.1	160	44	64
Weighted Average			135.5	44.3	58.6

PLACE BID

Online Bidding is Available



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 25, 2013. At 6:30 PM, 100.275 acres, more or less, will be sold at the Randolph County 4-H Fairgrounds, Husted Hall Dining Room, Winchester, 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 Chis Peacock at 765-546-0592 or Brett Salyers at 419-806-5643, 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 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.

CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 5.1 acres has an annual payment of \$944.00 and expires on 9/30/21.

CLOSING: The closing shall be on or about October 30, 2013. 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.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$2,337.22. The Seller 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.

DITCH ASSESSMENT: The ditch assessment for 2013 was \$200.56. The Buyer(s) will pay the ditch assessment in 2014 and all assessments 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; Don Barron, Broker; Chad Metzger, 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 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. 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.

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