

AUCTION

Tuesday, September 10 - 6:30 PM

**Deer Creek Community Center
4583 N St Rd 29 - Camden, IN 46917**

Washington Twp - Carroll County

40^{+/-} Acres Great Farmland
39^{+/-} Tillable Acres

Property Details

LOCATION: 3 miles east of Camden in the northeast corner of HWY 218 and CR 300 E

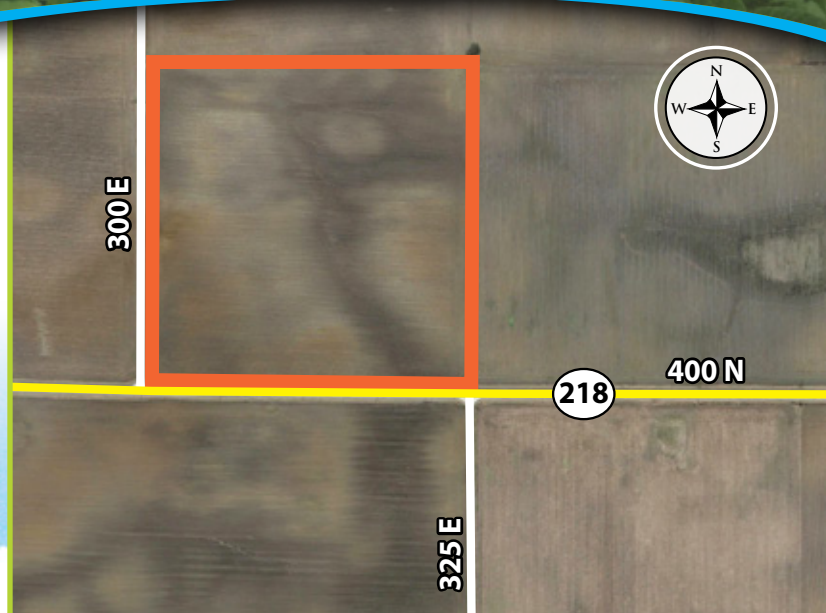
ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Carroll Consolidated School Corp.

ANNUAL TAXES: \$547.30

DITCH ASSESSMENT: \$60.00



Larry Jordan
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AJ Jordan
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Owner: Housman Farm

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Soils Information

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.				
StA	Starks silt loam, 0 to 1 percent slopes	19.7	165	54	74
Pg	Patton silty clay loam	11.8	175	49	70
CaA	Camden silt loam, 0 to 1 percent slopes	5	155	54	78
CaB2	Camden silt loam, 2 to 6 percent slopes, eroded	1.8	155	54	78
RoA	Rockfield silt loam, 0 to 2 percent slopes	1.5	155	54	70
Weighted Average			165.9	52.5	73.3



Online Bidding
is Available



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 September 10, 2013. At 6:30 PM, 40 acres, more or less, will be sold at the Deer Creek Community Center, Camden, 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 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 Larry Jordan at 765-473-5849 or A. J. Jordan at 317-697-3086, 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 the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, 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. If a survey is completed, the purchase price for the surveyed tract 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.

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. The 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). The 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.

CLOSING: The closing shall be on or about October 30, 2013. However, the Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be after 2013 harvest.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$547.30. Sellers will pay 2013 taxes due and payable in 2014. Buyers will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

DITCH ASSESSMENTS: The ditch assessment for 2013 was \$60.00. The Buyers will pay the ditch assessment beginning 2014 and pay all ditch 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, 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.