

# AUCTION

Pine Township, Warren County

**Wednesday, May 22<sup>nd</sup> • 6:30 PM**

Eagles Club • 122 W Main St • Attica, IN 47918

**140<sup>±</sup> Acres • 3 Tracts**

**89<sup>±</sup> Tillable • 49<sup>±</sup> Woods & Grassland**

**Possible Building Sites**

**FRONTAGE ON BIG PINE CREEK**

## TRACT INFO

**TRACT 1: 84<sup>±</sup> Acres**

**63<sup>±</sup> Tillable**

**19<sup>±</sup> Woods & Grassland**

**TRACT 2: 32<sup>±</sup> Acres**

**16<sup>±</sup> Tillable**

**16<sup>±</sup> Woods & Grassland**

**Possible Building Site with  
Frontage on Big Pine Creek**

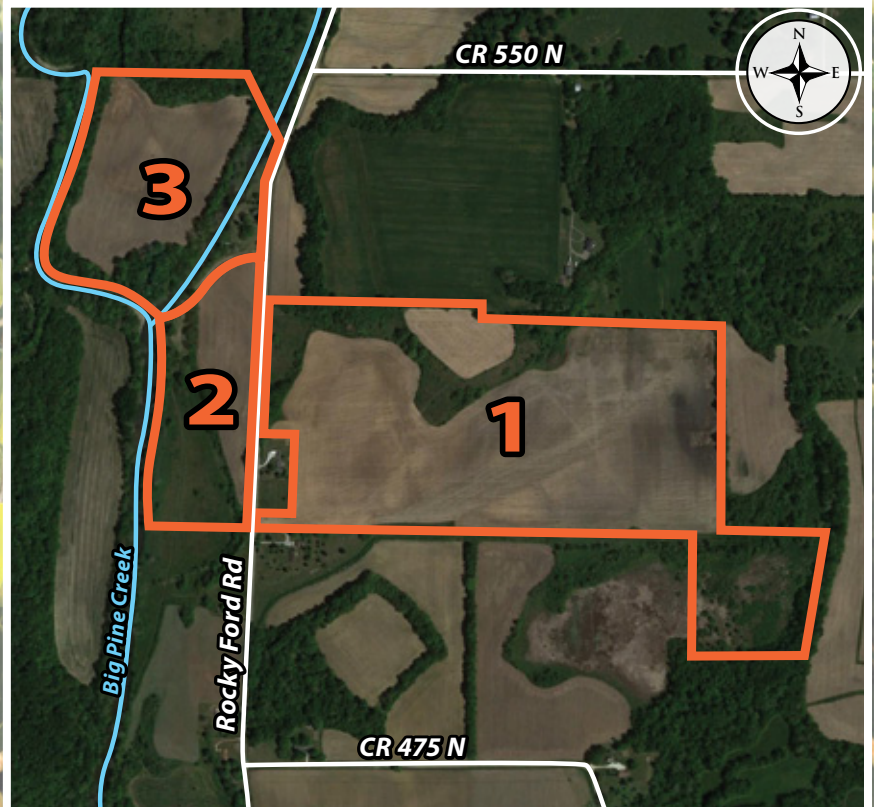
**TRACT 3: 23<sup>±</sup> Acres**

**9<sup>±</sup> Tillable**

**13<sup>±</sup> Woods & Grassland**

**Building Site with  
Frontage on Big Pine Creek**

**\*Tract 3 cropland is only  
accessible by fording the creek.**



## PROPERTY INFO

**Location:** 1.5 miles south of Rainsville,  
on both sides of Rocky Ford Rd and  
north of CR 475 N

**Zoning:** Agricultural

**Topography:** Level to Gently Rolling

**School District:** Metropolitan School  
District of Warren County

**Annual Taxes:** \$2,249.04

**Ditch Assessment:** \$152.62



**Dean Retherford**

Lafayette, IN

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**HALDERMAN**  
REAL ESTATE  
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HLS# DMR-11219 (13)

800.424.2324 | [www.halderman.com](http://www.halderman.com)

**Owner:** Franklin Estate

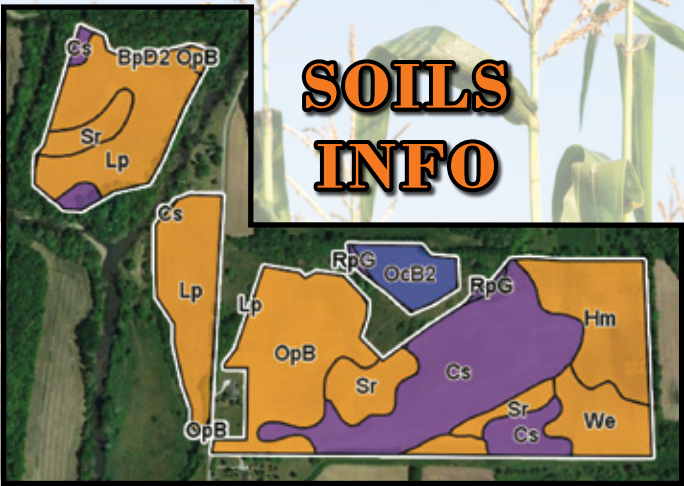


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FRONTAGE ON BIG PINE CREEK



Code	Soil Description	Acres	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.						
Cs	Comfrey loam, stratified substratum, frequently flooded, undrained	23.3					
Lp	Landes-Chatterton complex, frequently flooded	22	103	3.4	6.8	33	52
OpB	Ormas loamy sand, 1 to 4 percent slopes	16.4	110	3.6	7.3	39	55
Hm	Houghton muck, drained	10	155	5.1	10.2	42	62
Sr	Stonelick-Moundhaven complex, frequently flooded	7.7	75			27	
We	Walkill variant silty clay loam	5.6	165	5.4	10.9	44	66
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	3.9	125	4.1	8.3	44	63
RpG	Rodman gravelly loam, 25 to 60 percent slopes	0.6					
Weighted Average			85	2.6	5.2	27	36.7



**PLACE BID**  
  
**Online Bidding  
Available**

TERMS & CONDITIONS:

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AU10200057

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on May 22, 2013. At 6:30 PM, 140.1 acres, more or less, will be sold at the Eagles Club, Attica, 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 Dean Retherford at 765-296-8475, 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 the 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 Buyers(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. 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.

**CLOSING:** The closing shall be on or about June 21, 2013. However, the Sellers have the choice to change this date if necessary.

**POSSESSION:** Possession of land will be at closing but subject to the 2013 farm lease.

**CASH RENT:** Buyers will receive cash rent income for the second half of 2013. \$4,500.00 of lease income will be prorated to Buyers, based on tillable acreage purchased by each Buyer.

**REAL ESTATE TAXES:** Real estate taxes for 2012 were \$2249.04. The Sellers will pay 2012 taxes due and payable in 2013 and the first installment of the 2013 taxes due and payable in 2014. Buyer(s) will pay the second installment of the 2013 taxes due and payable in 2014 and all taxes thereafter.

**DITCH ASSESSMENTS:** Ditch assessments in 2013 were \$152.62. The Sellers will the ditch assessments in 2013. The Buyers will pay the ditch assessments 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, 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. 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.