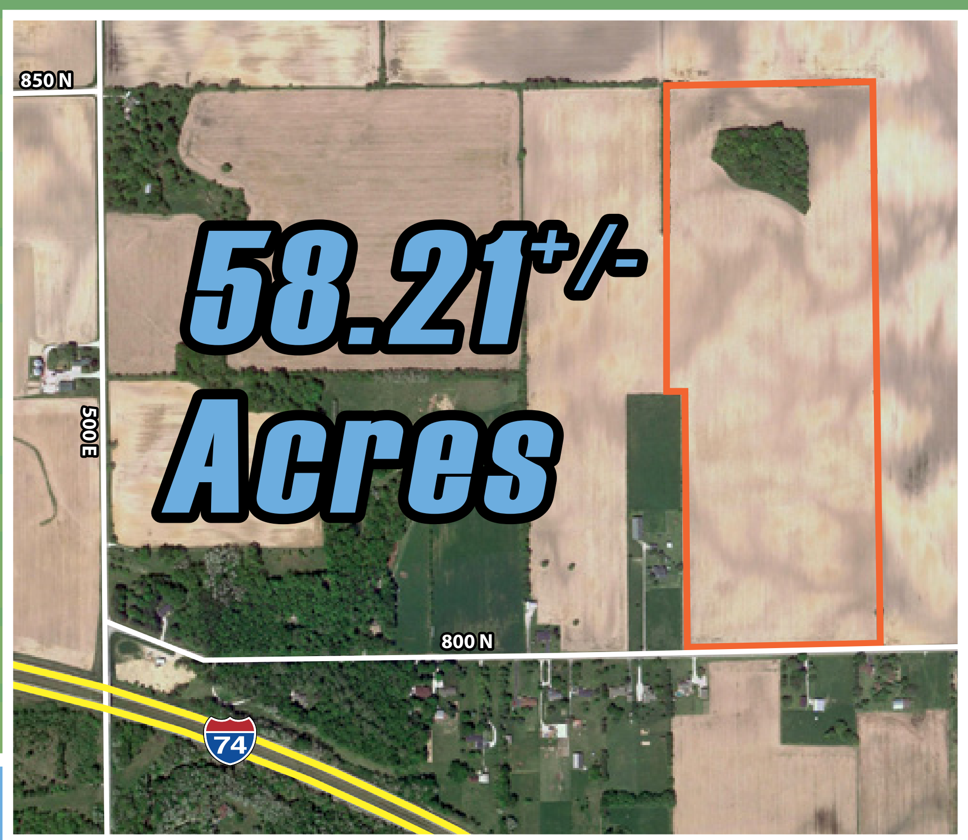
Monday, October 22 • 6:30 PM

# AUCTION

Brownsburg Fire Territory Headquarters
470 E Northfield Dr • Brownsburg, IN 46112

## GOOD QUALITY FARMLAND

### Desirable Location Near Indy Metro




### PROPERTY INFORMATION

**LOCATION:** Northwest of Brownsburg, 1.75 miles west of Hwy 267 on the north side of CR 800 N.

**SCHOOL DISTRICT:** Brownsburg Community School Corporation

**ZONING:** Agricultural

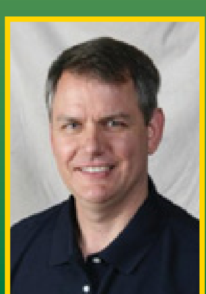
**TOPOGRAPHY:** Level

**ANNUAL TAXES:** $1,856.00

**DITCH ASSESSMENT:** $35.68

55.9+/- Tillable • 1.81+/- Woods

## Brown Twp, Hendricks Co, IN



**Jim Clark**
Frankfort, IN
765.659.4841
jimc@halderman.com

**Sam Clark**
Noblesville, IN
317.442.0251
samc@halderman.com

PLACE BID

Online Bidding is Available at www.halderman.com

Owners: Albert Randolph Sloan, Thomas Frederick Sloan & Carol Marlene Lueddeke

HALDERMAN REAL ESTATE SERVICES

HLS# JTC-10942 (12)

800.424.2324 | www.halderman.com

HALDERMAN REAL ESTATE SERVICES
PO Box 297 • Wabash, IN 46992

"Farm & Transitional Real Estate Specialists Since 1930"

800.424.2324
www.halderman.com

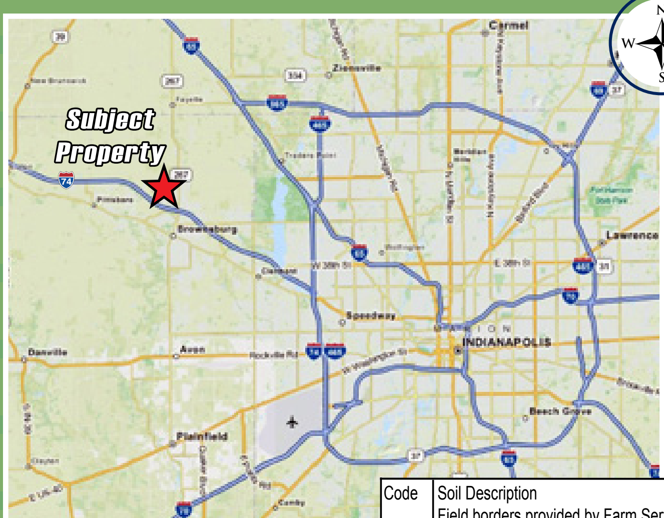
## Brown Twp, Hendricks Co, IN

# AUCTION

## Monday, October 22 • 6:30 PM

# 58.21+/- Acres Desirable Location Near Indy Metro

# GOOD QUALITY FARMLAND




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

## SOILS INFORMATION

| Code | Soil Description<br>Field borders provided by Farm Service Agency as of 5/21/2008.<br>Soils data provided by USDA and NRCS. | Acres | Corn | Soybeans | Winter wheat |
|---|---|---|---|---|---|
| CrA | Crosby silt loam, 0 to 3 percent slopes | 27.8 | 140 | 46 | 63 |
| Bs | Brookston silty clay loam | 22.1 | 175 | 49 | 70 |
| CsB2 | Crosby-Miami silt loams, 2 to 6 percent slopes, eroded | 3.8 | 137 | 46 | 62 |
| MmB2 | Miami silt loam, 2 to 6 percent slopes, eroded | 2.2 | 140 | 49 | 63 |
| | Weighted Average | | 153.6 | 47.3 | 65.7 |


METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 22, 2012. At 6:30 PM, 58.21 acres, more or less, will be sold at the Brownsburg Fire Territory Headquarters, Brownsburg, 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 Jim Clark at 765-659-4841 or Sam Clark at 317-442-0251, 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 General 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.
CLOSING: The closing shall be no later than November 21, 2012. However, the Sellers have the choice to extend this date if necessary.
POSSESSION: Possession will be at closing.
REAL ESTATE TAXES: Real estate taxes for 2011 were $1,856.00. The Sellers will pay 2012 taxes due and payable in 2013. Buyer(s) will pay 2013 taxes due and payable in 2014 and all taxes thereafter.
DITCH ASSESSMENT: Ditch assessment for 2012 was $35.68. Buyer will pay the ditch assessment beginning 2013 and 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, 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.