

HALDERMAN
REAL ESTATE
SERVICES

PO Box 297 • Wabash, IN 46992

"Farm & Transitional
Real Estate Specialists
Since 1930"

800.424.2324
www.halderman.com

AUCTION

Tuesday, Nov. 29
6:30 PM EST



216[±] Acres • 3 Tracts

174[±] ACRES QUALITY FARMLAND

33[±] ACRES WOODS

Potential Rural Home Site

AUCTION SITE: PNA GROUP #3078

55969 TULIP ROAD • NEW CARLISLE, IN 46552

Owners: Burnette Patrick and Karen A Bauer

HALDERMAN
REAL ESTATE
SERVICES

HLS# LAS-10728

800.424.2324 | www.halderman.com



Larry Smith
LaPorte, IN
219-362-4041
larrys@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# LAS-10728

800.424.2324 | www.halderman.com

AUCTION

Tuesday, November 29
6:30 PM EST

216[±] Acres • 3 Tracts

174[±] ACRES QUALITY FARMLAND

33[±] ACRES WOODS

Potential Rural Home Site

OLIVE & WARREN TOWNSHIPS
ST JOSEPH COUNTY

Larry Smith 219-362-4041 larrys@halderman.com

Tracts 1 & 2 : Olive Twp

LOCATION: On the south side of St Rd 2, 9 miles west of the US 31 bypass or 2 miles south of New Carlisle.

SCHOOLS: New Prairie United School Corp.

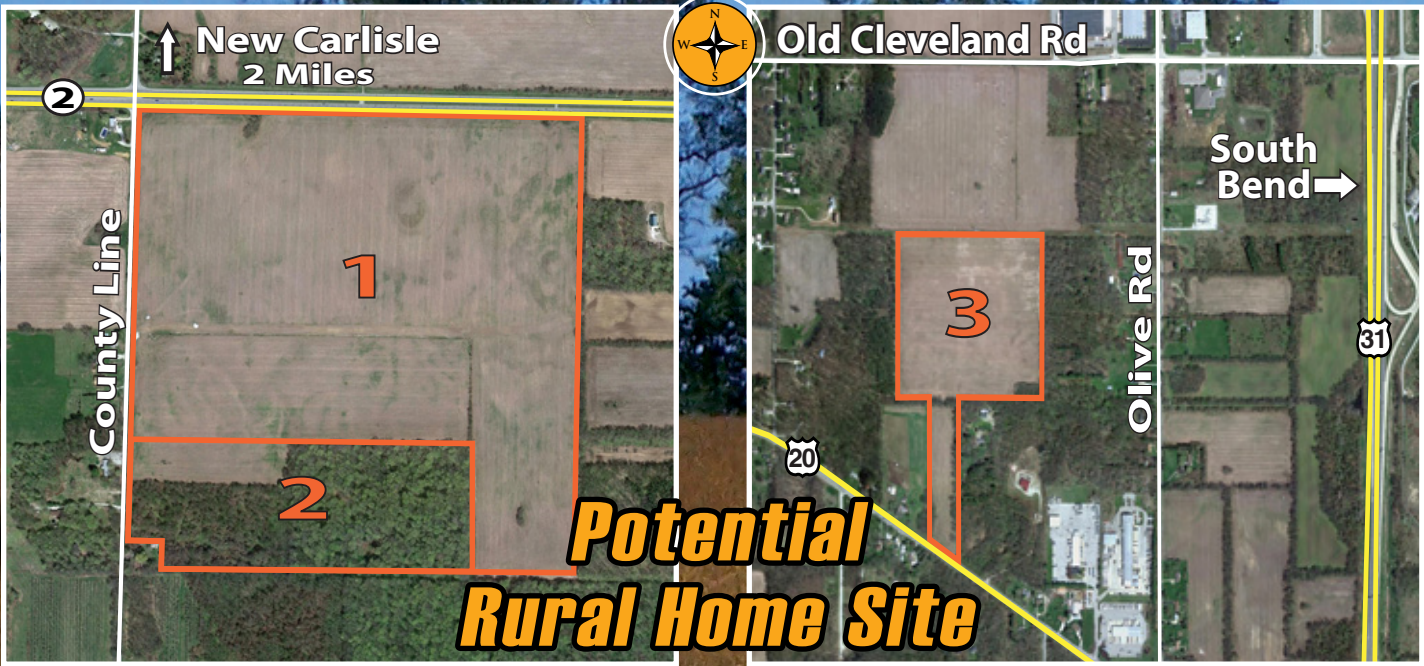
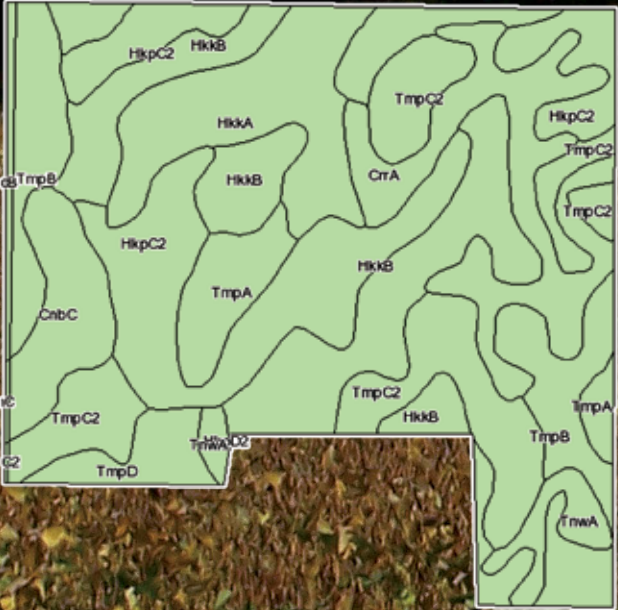
UTILITIES: Electric Available

TAXES: \$2,540.16

TRACT 1: 124.97+/- Acres Mostly Tillable

TRACT 2: 34+/- Acres, 30+/- Woods, 4+/- Tillable

Soils Information



Potential Rural Home Site

ZONING: Residential TOPOGRAPHY: Gently Rolling ANNUAL TAXES: \$7,118.82

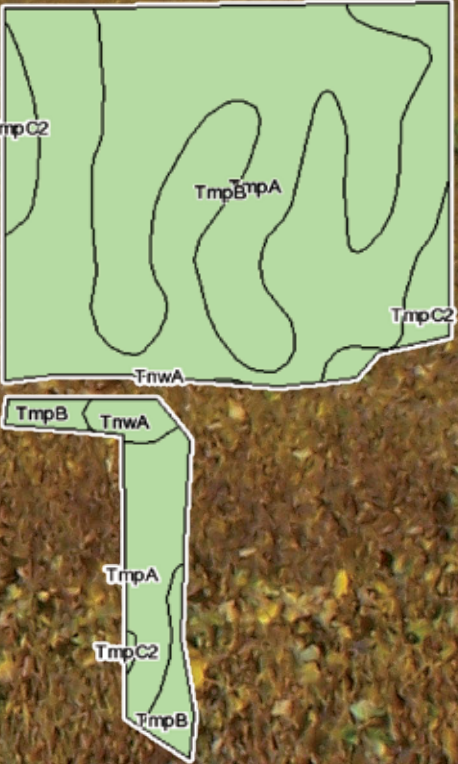
Code	Soil Description	Acres	Corn	Soybeans
	Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.			
HkkB	Hillsdale sandy loam, 1 to 5 percent slopes	27.8	84	30
HkpC2	Hillsdale-Tracy sandy loams, 5 to 10 percent slopes, eroded	23.2	79	28
TmpC2	Tracy sandy loam, 5 to 10 percent slopes, eroded	18.1	79	28
CrrA	Coupee silt loam, 0 to 1 percent slopes	14.3	88	31
TmpB	Tracy sandy loam, 1 to 5 percent slopes	13.3	91	32
Hkka	Hillsdale sandy loam, 0 to 1 percent slopes	12.8	84	30
CnbC	Coloma sand, 5 to 10 percent slopes	6.6	40	14
TmpA	Tracy sandy loam, 0 to 1 percent slopes	5.7	90	32
TnwA	Troxel silt loam, 0 to 1 percent slopes	3.5	123	43
TmpD	Tracy sandy loam, 10 to 18 percent slopes	3.5	61	21
TcB	Tracy sandy loam, 2 to 6 percent slopes	1	91	32
ChC	Chelsea fine sand, 6 to 12 percent slopes	0.2	45	16
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	0.1	79	28
Weighted Average			82	29

Code	Soil Description	Acres	Corn	Soybeans
	Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.			
TmpB	Tracy sandy loam, 1 to 5 percent slopes	22.2	91	32
TmpA	Tracy sandy loam, 0 to 1 percent slopes	21.4	90	32
TmpC2	Tracy sandy loam, 5 to 10 percent slopes, eroded	2.9	79	28
TnwA	Troxel silt loam, 0 to 1 percent slopes	0.8	123	43
Weighted Average			90.3	31.9

PLACE BID

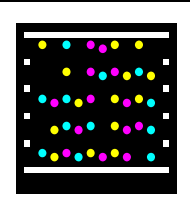
Online Bidding is Available

AUCTIONEER: MARK METZGER
IN Auct. Lic. #AU01015313



Take a picture with a QR reader on your smart phone and jump to our website!

Get the free mobile app for your phone at <http://gettag.mobi>



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 29, 2011. At 6:30 PM EST, 216.915 acres, more or less, will be sold at the PNA Group #3078, New Carlisle, 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 and 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 Smith at 260-362-4041, 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 General Warranty 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.

CLOSING: The closing shall be on or about December 29, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$3,770.80. The Seller will pay the 2011 taxes due and payable in 2012 and all previous taxes. Buyer(s) will pay the 2012 taxes due and payable in 2013 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, Mark 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.