

AUCTION

December 1st • 6:30 PM

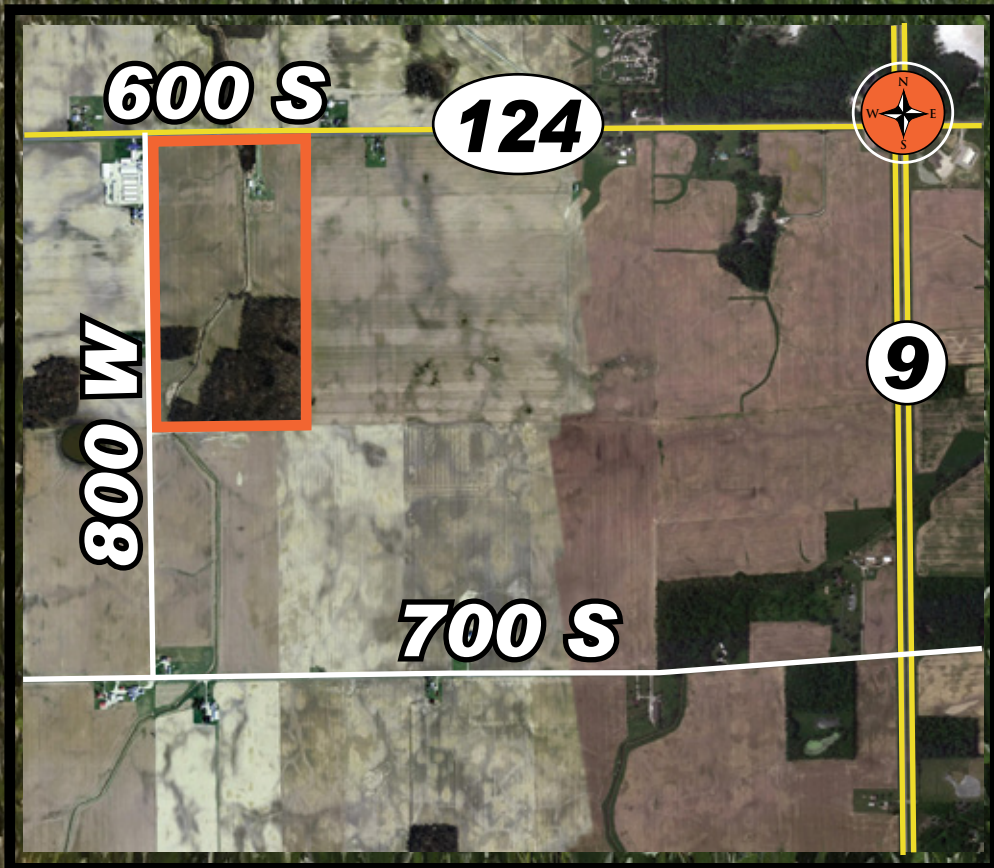
Dogwood Glen Golf Course

753 E 900 S • Warren, IN 46792



112+/- Acres

Productive Farmland Woods for Hunting



73+/- Tillable



32+/- Woods

PLACE BID

Online Bidding is Available



Jon Rosen

N. Manchester, IN
260-740-1846

jonr@halderman.com



Bill Earle

N. Manchester, IN
260-982-8351

bille@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# JRR-10727

800.424.2324 | www.halderman.com

PROPERTY INFO

LOCATION: Twelve miles southwest of Huntington, or 3 miles northeast of Banquo, on the southeast corner of State Road 124 and CR 800 W at 7801 W 600 S, Andrews, Indiana, 46702.

TOPOGRAPHY: Level

ZONING: Agricultural

SCHOOLS: Huntington County Community School Corp

ANNUAL TAXES: \$1,850.74

DITCH ASSESSMENT: \$45.14

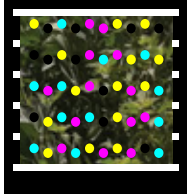
HOME: One and one half story home consisting of 2,188 square feet. This is a three bedroom and two bath home with vinyl siding and a newer asphalt shingled roof.

POLE BUILDING: 42' x 64' utility building with sliding doors on the north, south, and east sides. Ideal for storage of farm machinery, vehicles, boats or RV's.



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>



SOILS INFO

Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
	Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.				
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	34.7	100	35	45
Pg	Pewamo silty clay loam	34.4	130	46	59
Wo	Whitaker loam	3.6	128	45	52
Pe	Patton silty clay loam, sandy substratum	0.1	145	51	58
Weighted Average			115.8	40.8	52

AUCTIONEER: MARK METZGER,
IN Aust. Lic. #AU01015313



Owners: Paul A Kindley Estate & Justine K Freuler

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Aust. Lic. #AC69200019) wil offer this property at public auction on December 1, 2011. At 6:30 PM, 112.819 acres, more or less, will be sold at the property located at Dogwood Glen Golf Course, Warren, IN. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, when accepted by the Sellers, shall constitute a binding contract between the Buyer 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 Jon Rosen at 260-740-1846, Bill Earle at 260-982-8351 or Pat Karst at 260-563-8888, 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. 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 Personal Representative's Deed and a General Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer. Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is 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 28, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of buildings will be at closing. Possession of land will be at closing subject to tenant's rights.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$1,850.74. The Sellers will pay the 2011 taxes due and payable in 2012. Buyer will pay the 2012 taxes due and payable in 2013 all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment for 2011 was \$45.14. Buyer will pay 2012 ditch assessment and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer.

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 disclaims 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 Sellers 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 accepts the property "AS IS," and Buyer 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.