

AUCTION

Wednesday, November 9 • 6:30 PM
Wabash & Erie Canal Conference & Interpretive Center
1030 W Washington St • Delphi, IN 46923



PRODUCTIVE FARMLAND

77.5+/- Total Acres • 72.5+/- Tillable

Owner: Mary A. Hanna



**Online Bidding
is Available**



GARY BOHLANDER
Darlington, IN
765-794-0221
garyb@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# GDB-10714

800.424.2324 | www.halderman.com

PROPERTY INFO

PROPERTY LOCATION:

Along CR 300 S, just east of CR 800 W; at the intersection of CR 250 S and 800 W. Approximately 5 miles south of Delphi, IN.

TOPOGRAPHY:

Level - Gently Rolling

ZONING:

Agricultural

SCHOOLS:

Delphi Community School Corporation

TAXES:

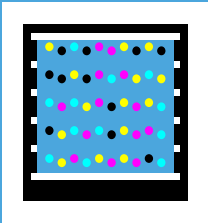
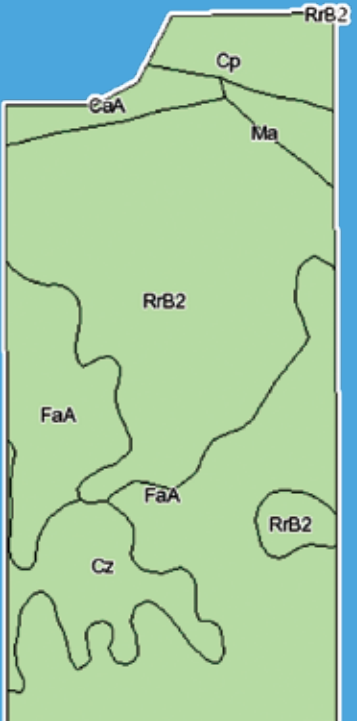
\$1,423.14 (estimated)



SOILS INFO



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.			
FaA	Fincastle-Starks silt loams, 0 to 1 percent slopes	29.3	130	46
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	28.2	108.3	37.9
Cz	Cyclone silty clay loam	6	155	54
Ma	Mahalasville silty clay loam, gravelly substratum	4.2	155	54
Cp	Cohoctah loam, gravelly substratum, occasionally flooded	4.1	100	35
Ck	Ceresco variant fine sandy loam, occasionally flooded	2.9	85	30
CaA	Camden silt loam, 0 to 1 percent slopes	2.2	125	44
Weighted Average			122	42.9



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TERMS & CONDITIONS

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



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 9, 2011. At 6:30 PM, 77.5 acres, more or less, will be sold at the Wabash & Erie Canal Conference and Interpretive Center, Delphi, 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 Seller, shall constitute a binding contract between the Buyer and the Seller. 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 Gary Bohlander at 765-794-0221, 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: A survey has been completed for this tract. The Seller warrants that the legal description is sufficient to provide an owner's title insurance policy for the tract.

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 Seller reserves 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 Seller will provide a General Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller 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 9, 2011. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of the land will be at closing subject to tenant's right to harvest through 2012 crop.

FARM LEASE: Farm is leased through December 31, 2012. Buyer to receive income from lease in 2012.

REAL ESTATE TAXES: Real estate taxes are estimated to be \$1,423.14. Seller to pay taxes 2011 due and payable in 2012. Buyer to pay 2012 taxes due and payable in 2013 and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, Seller 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 Seller.

AGENCY: Halderman Real Estate Services, Mark Metzger, Auctioneer, and their representatives, are exclusive agents of the Seller.

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 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, Seller 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 Seller 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 Seller 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.