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AUCTION

GOOD FARMLAND & SUBDIVISION BUILDING LOTS

Wednesday, August 31st • 6:30 PM

White County REMC, Touchstone Energy Room • Monticello, IN 47960

158^{+/-} TOTAL ACRES • 10 TRACTS

CONTACT:
Dean Retherford
765-296-8475
deanr@halderman.com

JEFFERSON & TIPPECANOE TWPS
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AUCTION

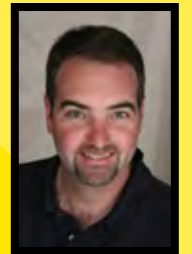
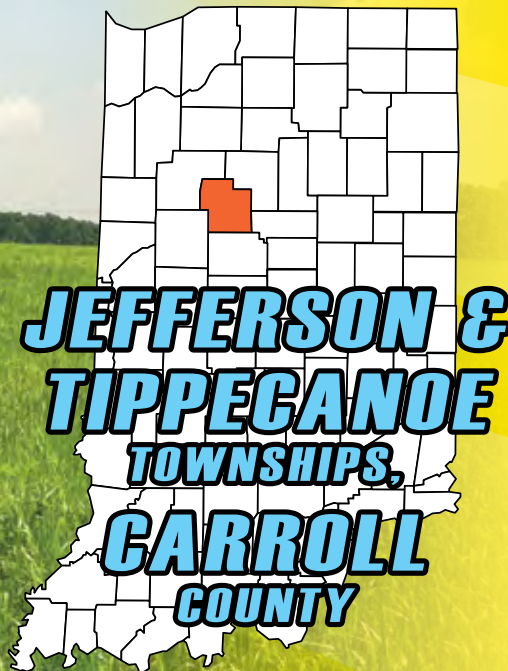
GOOD FARMLAND & SUBDIVISION BUILDING LOTS

Wednesday, August 31st • 6:30 PM

White County REMC, Touchstone Energy Room • 302 N 6th St • Monticello, IN 47960

158^{+/-} TOTAL ACRES
10 TRACTS

120^{+/-} TILLABLE • 25^{+/-} WOODS
6.5^{+/-} BUILDING ACRES



Dean Retherford
Lafayette, IN
765-296-8475
deanr@halderman.com



Online Bidding is Available

Owners: Richard & Hellen Thompson Trust, et al.

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LAND AUCTION

Property Information

Property Location: On the east side of Springboro Rd (CR 1300 W) and north side of CR 725 N.
Also on the south side of CR 725 N approximately 1.25 miles west of US 421/Hwy 39 and .5 mile east of Springboro Rd.

Zoning: Agricultural

Topography: Gently Rolling

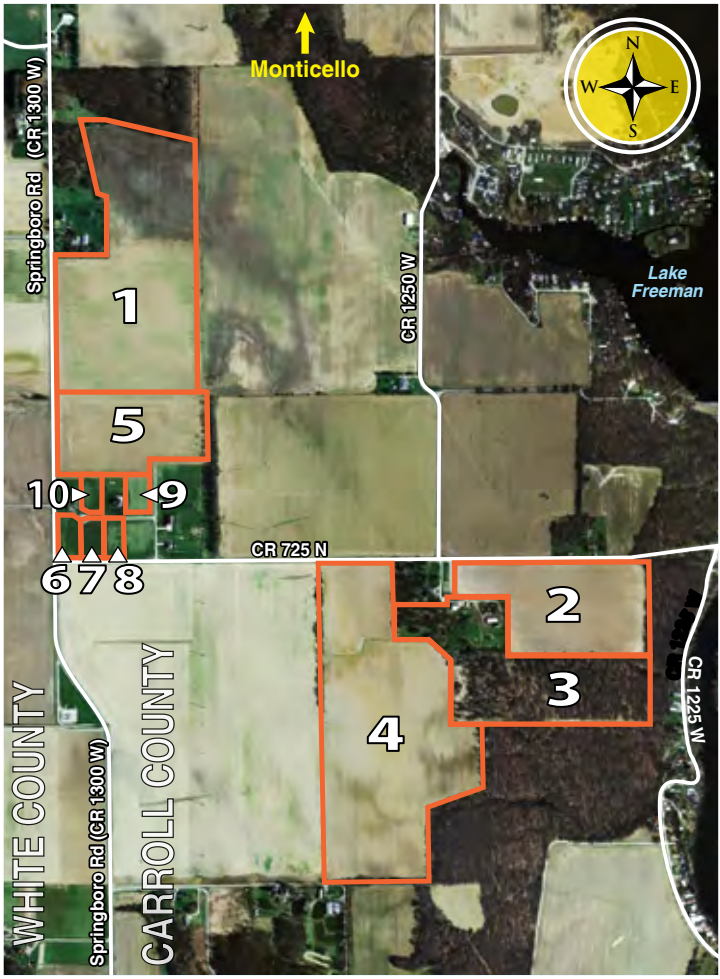
Schools: Twin Lakes School District

Tract 1: 44.8^{+/-} Acres, 43^{+/-} Tillable, 1.8^{+/-} Non-Tillable
Annual Taxes: \$742.78
Owners: Richard L. & Hellen C. Thompson Revocable Trust

Tract 2: 17.84^{+/-} Acres, 17^{+/-} Tillable, .84^{+/-} Non-Tillable
Annual Taxes: \$200.00 (estimated)
Owners: Richard L. & Hellen C. Thompson Revocable Trust

Tract 3: 25.35^{+/-} Acres, All Woods
Annual Taxes: \$151.24 (estimated)
Owners: Richard L. & Hellen C. Thompson Revocable Trust

Tract 4: 48.39^{+/-} Acres, 45^{+/-} Tillable, 3.39^{+/-} Non-Tillable
Annual Taxes: \$1600.00 (estimated)
Owners: Richard L. & Hellen C. Thompson Revocable Trust



Tract 5: 15.26^{+/-} Acres, 15^{+/-} Tillable
*Cropland already approved for Phase II of subdivision.
Annual Taxes: \$621.36
Owners: The Robert D. & Marilyn D. Thompson Revocable Living Trust, and Larry Thompson

Tract 6: 1.6^{+/-} Acres, Lot #1 of Subdivision
Annual Taxes: \$226.38
Owner: Countryside Developers, LLC

Tract 7: 1.2^{+/-} Acres, Lot #2 of Subdivision
Annual Taxes: \$207.05
Owner: Countryside Developers, LLC

Tract 8: 1.2^{+/-} Acres, Lot #3 of Subdivision
Annual Taxes: \$211.06
Owner: Countryside Developers, LLC

Tract 9: 1.4^{+/-} Acres, Lot #9 of Subdivision
Annual Taxes: \$218.12
Owner: Countryside Developers, LLC

Tract 10: 1.1^{+/-} Acres, Lot #11 of Subdivision
Annual Taxes: \$209.86
Owner: Countryside Developers, LLC

TRACT 1



TRACT 5

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
OfB2	Ockley loam, till substratum, 2 to 6 percent slopes, eroded	20.1	100	35	40
Mb	Mahalasville silty clay loam, till substratum	18.4	145	51	58
WpA	Waynetown-Sleeth silt loams, till substrata, 0 to 1 percent slopes	8.6	122.8	43	49.1
OgA	Ockley-Rush silt loams, till substrata, 0 to 2 percent slopes	6.9	120	42	48
OhC3	Ockley, till substratum-Kendallville clay loams, 6 to 12 percent slopes, severely eroded	5.8	91.8	32.1	36.7
MaA	Martinsville silt loam, 0 to 2 percent slopes	0.2	120	42	48
Weighted Average		118.6	41.6	47.4	

Soils Information

TRACT 2



TRACT 4



Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
WpA	Waynetown-Sleeth silt loams, till substrata, 0 to 1 percent slopes	10.3	122.8	43
OgA	Ockley-Rush silt loams, till substrata, 0 to 2 percent slopes	7.5	120	42
Weighted Average		121.6	42.6	

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
WpA	Waynetown-Sleeth silt loams, till substrata, 0 to 1 percent slopes	36.4	122.8	43
OfB2	Ockley loam, till substratum, 2 to 6 percent slopes, eroded	6.4	100	35
Mb	Mahalasville silty clay loam, till substratum	4	145	51
OgA	Ockley-Rush silt loams, till substrata, 0 to 2 percent slopes	1.4	120	42
HkG	Hennepin loam, 30 to 70 percent slopes	0.2		
Weighted Average		121.1	42.4	

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 31, 2011. At 6:30 PM, 158, more or less, acres will be offered at the White County REMC, Touchstone Energy Room, Monticello, IN. This property will be offered as one total 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, 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 warrants 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 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 October 11, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession will be at closing subject to present tenant's rights for the 2011 harvest.

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

REAL ESTATE TAXES: The Seller(s) will pay the 2011 taxes due in 2012. Buyer(s) to pay the 2012 taxes due and payable in 2013 and all taxes thereafter, along with any and all assessments. Please call for details on real estate taxes.

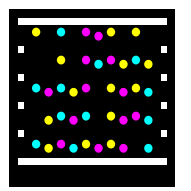
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections 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.

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