

AUCTION

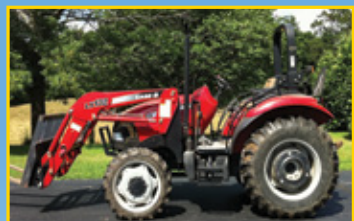
63.3[±] Total Acres
3 Tracts

35[±] Tillable • 11[±] Pasture
10[±] Woods & Pond

Country Home & Buildings
on 7[±] Acres



CROPLAND
RECREATIONAL
COUNTRY HOME



PERSONAL PROPERTY

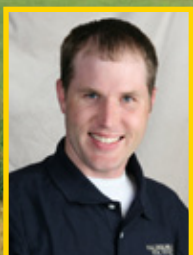
Saturday, September 10th • 10:00 AM

Auction On Site: 4748 W Division Rd • Peru, IN 46970

OPEN HOUSES: 8/24 4-6 PM & 8/27 2-4 PM



Larry Jordan
Peru, IN
765-473-5849
larryj@halderman.com



A.J. Jordan
Peru, IN
317-697-3086
ajj@halderman.com

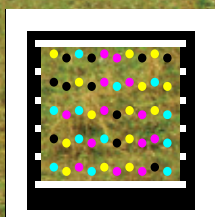
PLACE BID

Online Bidding is Available

Owners: Donald & Betty Montgomery

HALDERMAN
REAL ESTATE
HLS# LWJ-10674
SERVICES

800.424.2324 | www.halderman.com



PROPERTY INFORMATION

LOCATION: Approximately 4 miles west of Peru, IN, and 1.5 miles west of US Hwy 31, on Division Rd.
SCHOOL DISTRICT: Peru Community Schools
ZONING: Agricultural **TOPOGRAPHY:** Gently Rolling
ANNUAL TAXES: \$938.00 **DITCH ASSESSMENT:** \$46.78

TRACT INFORMATION

TRACT 1: 7+/- Acres, Home & Buildings
TRACT 2: 35+/- Acres, All Cropland
TRACT 3: 21+/- Acres, 11+/- Pasture, 10+/- Woods & Pond

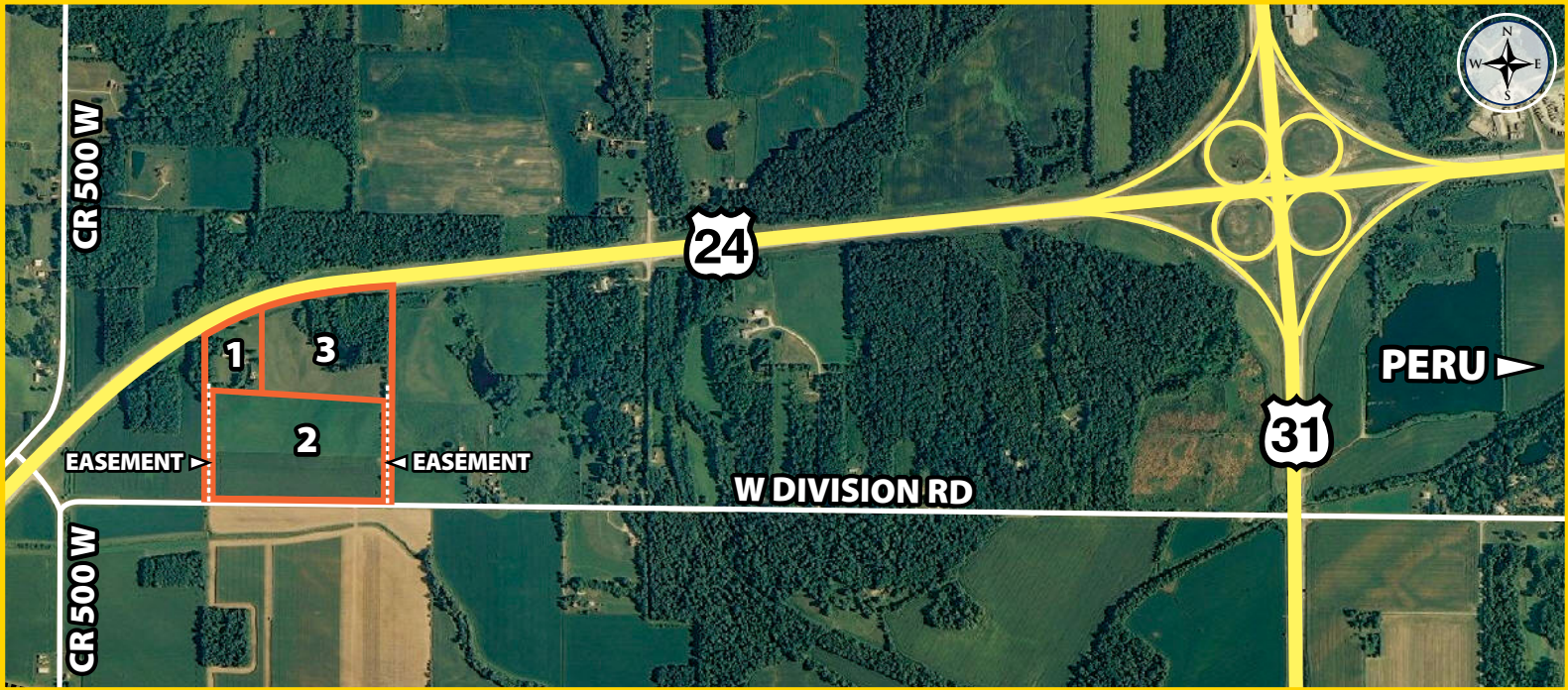
****If Tract 3 sells separately from Tract 1, a 50' owned access across the east end of Tract 2 will be given to the buyer of Tract 3. If Tracts 1 & 3 sell together, no access strip will be needed.**

HOME DETAILS: Attractive 1.5-story frame home featuring 3 bedrooms, 2 baths, living room, kitchen/family room, sewing room and utility room. Attached garage, partial basement, heat pump with central air, Thermopane windows, vinyl siding and new roof.
OPEN HOUSES: 8/24 4-6 PM & 8/27 2-4 PM



BUILDING DETAILS: One 30' x 60' barn with a 12' x 30' shop and a second barn measuring 34' x 72'.





PERSONAL PROPERTY ITEMS:

2004 Case IH JX55 tractor with LX132 loader, MFWD, forks & bucket, 480 hrs.; 20' utility trailer w/ winch; JD 613 rotary mower; Dearborn 2 bttm. Plow; 6' box grader; 3 pt. bale carrier; JD sickle bar mower; 16' bale conveyor; Tuff Cut 22" mower; Troybilt Econo Horse roto-tiller; Yard Machines 20.5 HP 46" riding lawn mower; Grasshopper grass catcher; orchard sprayer; wheel barrow; tub feeders; Anvil; horse shoeing equipment; lawn cart; 100' heavy duty ext. cord; magnetic block heater; garden tools; come-a-long; jack stands; Craftsman drill press; oak entertainment center; 3 point post hole digger; shop vac



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 September 10, 2011. At 10:00 AM, 63.295 acres, more or less, will be sold at 4748 W. Division Road, Peru, 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 Jordan at (765) 473-5849 or A. J. Jordan at (317) 697-3086, 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 November 1, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the buildings will be at closing. Possession of the cropland will be at closing subject to tenant's rights for completion of 2011 harvest.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$938.00. The Seller will pay the 2011 taxes due and payable in 2012 and all previous taxes. Buyer(s) to pay the 2012 taxes due and payable in 2013 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment for 2011 was \$46.78. Buyer(s) to pay ditch assessment beginning 2012.

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.