

AUCTION

2.25[±] Acres with Country Home & Personal Property

Tuesday, August 30th • 6:00 PM

Auction Held On Site: 4773 E 1600 N, Macy IN 46951

**PERRY
TOWNSHIP
MIAMI
COUNTY**



OPEN HOUSES:
August 17, 5-7 PM
August 20, 2-4 PM



Antiques & Collectibles

Ice cream table & chairs; Victrola (cylinder type); iron kettle; stand pump w/base; Longaberger baskets & snowmen; Indian blanket; Coleman lantern; jewelry; vintage wedding dress; complete set of Dean Martin variety show (DVD & VHS); cookie jars; rag rugs; & misc.

Household Goods & Furniture

GE refrigerator (freezer on the bottom); Kenmore washer & dryer; Pronto M6 wheelchair; (2) love seat recliners; recliner; lift chair; (3) pc. bedroom suite; dining room table & chairs; buffet; Hamilton wall clock; end tables; coffee table; lamps; foot stools; entertainment center; TV; Filter Queen sweeper; rocker; small organ; pictures; chair; sewing machine cabinet; computer & printer; chest of drawers; desk; bed; comforter; linens; records; dishes; pots & pans; silverware; cookbooks; microwave; cooking utensils; afghans; mirror; golf clubs; paper shredder; books; doll cradle; bench; kids toys; head board; luggage; baskets; canning jars; small electrical appliances; cast aluminum pans; baby bed; crates; pressure canner; wooden wagon; roll away storage carts; basket weaving material; filing cabinet; utility cabinet; shelving; folding chairs; croquet set; bicycles; & misc. items.

Guns

W.H. Davenport Firearms 12 gauge single shot; Wards Westernfield 22 long rifle bolt action; Eddystone Arsenal Model of 1917, 30-06 Caliber, 6 round bolt action

Shop & Lawn Tools

Wood lathe; bench grinder; weed eater; Craftsman sander; Black & Decker table saw; log chains; hand tools; car ramps; (2) wheeled trailer; lawn roller; cart; wheel barrow; leaf blower; grill; trellis; plastic picnic bench; adirondack chairs; & misc.

Car – Motor Home & Mowers

2006 Buick LaCrosse CXS 51,000 miles, 4-door w/sunroof, heated leather seats; fully loaded; 1985 Champion Motor home; Bush Hog ES 2052 zero turn mower 52" deck w/370 hrs.; JD 212 Garden Tractor (needs repair).

Mark Metzger

North Manchester, IN

260-982-8064

markm@halderman.com

Owner: Ardith J Pontius Maggart Estate

HALDERMAN
REAL ESTATE
HLS# MWM-10668
SERVICES

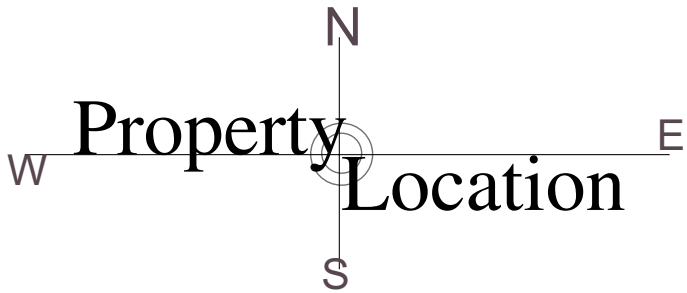
800.424.2324 | www.halderman.com



HOUSE INFORMATION: 1-1/2 Story home with enclosed porch and concrete patio. Home has three bedrooms (two upstairs), bath, kitchen, living room, dining room, utility room and a summer kitchen. Features include foyer, electric heat, central air, partial basement and two-car attached garage.



BUILDING INFORMATION: 40' x 60' Metal Pole Barn with sliding track and walk-in doors.



LOCATION: On the south side of CR 600 N, approximately 1.8 miles east of Highway 19.

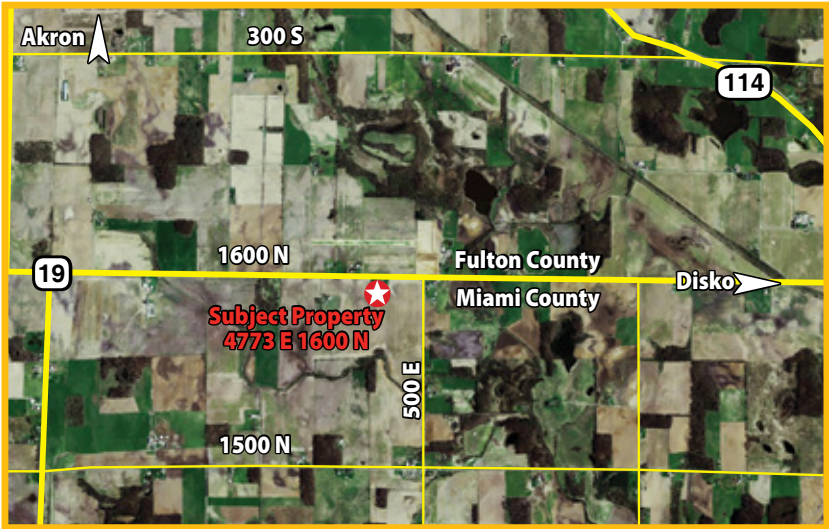
ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: North Miami

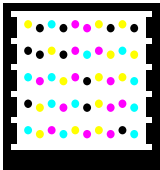
ANNUAL TAXES: \$397.00

DITCH ASSESSMENT: \$10.00



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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 August 30, 2011. At 6:00 PM, 2.25 acres will be sold at the property located at 4773 E 1600 N, Macy 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 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 Mark Metzger at 260-578-5821 or Chad Metzger at 260-982-9050, at least two days prior to the sale.

ACREAGE: The acreage listed in this brochure is an estimate 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.

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 at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer. 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 September 30, 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 \$397.00. The Seller will pay the 2011 taxes prorated to the date of closing, due and payable in 2012 and all previous taxes. Buyer to pay the 2011 taxes from the date of closing, due in 2012 and all taxes thereafter.

DITCH ASSESSMENTS: Ditch assessment for 2011 was \$10.00. Buyer to pay all ditch assessments beginning 2012.

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 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 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.