

PO Box 297 • Wabash, IN 46992

"Farm & Transitional Real Estate **Specialists Since 1930"**

> 800.424.2324 www.halderman.com



TRACT 1 70⁺/- Acres of Farmland Acres of Rolling Woodland Rural Residence Burlington Twp, Carroll Co, IN

A.J. Jordan

317.697.3086

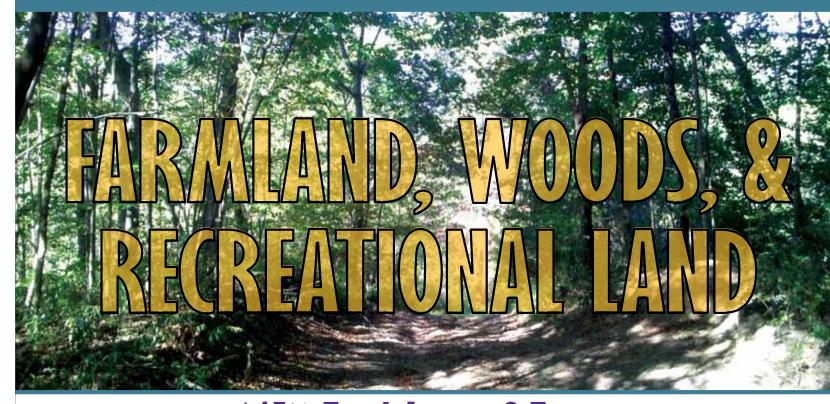
ajj@halderman.com



- Acres of Rolling Woodland 147+/- Total Acres • 2 Tracts TRACT 2 Rural Residence Burlington Twp, Carroll Co, IN

December 13, 2010 · 6:30 PM **Burlington Community Building** 425 East 5th Street • Burlington, IN 46915

Inspection Dates: 12/01/10 · 4-6 PM 12/04/10 · 3-5 PM





TRACT 2 - Acres of Farmland 2,120+/- sq ft Home 1+/- Acre of Land Michigantown Twp, Clinton Co, IN

Owner:

Roberta F.

McCarty Trust

DEC. 13, 2010 Inspection Dates: 12/01/10 · 4-6 PM

12/04/10 · 3-5 PM

Larry Jordan 765.473.5849

larryj@halderman.com

HLS# AJJ-10461 SERVICES

800.424.2324 | www.halderman.com

CONTACT

A.J. Jordan Peru, IN 317.697.3086 ajj@halderman.com

TRACT 1

Larry Jordan Peru, IN 765.473.5849 larryj@halderman.com

Owner: Roberta F. McCarty Trust

HALDERMA HLS# A]]-10461

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PROPERTY INFORMATION





TRACT 1

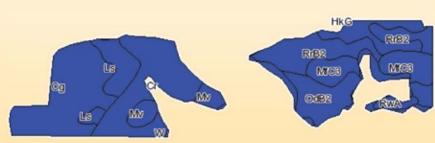
LOCATION: 3375 S AR AQ, Coolar Approximately 1 mile north of Burlington, III.

ZONING: Amfathand TOPOGRAPHY: Rolling

SCHOOL DISTRICT: Carroll Schools

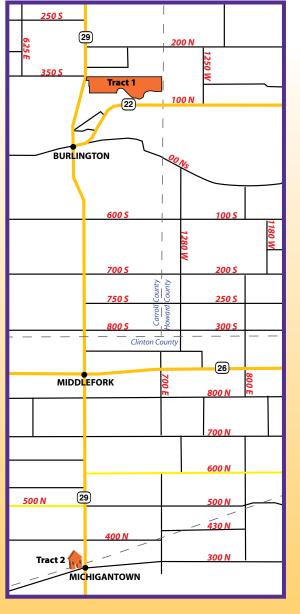
ANNUAL TAXES: \$2,02330

SOILS INFORMATION











HOUSE DETAILS:

2,120 sq ft, vinyl siding, living room, kitchen with wood burning stove, pantry, 3 bedrooms, full bathroom, utility room with sink & toilet, gas furnace, water softener, water heater, and partial basement. There is also a small barn on the property.

TRACT 2

LOCATION: 502 D Main St, Midligantown TOPOGRAPHY: [cayca]

SCHOOL DISTRICT: (Affinton Central) Schools

ANNUAL TAXES: \$1,29148 DITCH ASSESSMENT: \$20,00



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 13, 2010. At 6:30 PM, 147.14 acres will be offered at the Burlington, IN. This property will be offered as one total unit or in tracts. 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 A.J. Jordan at 317-697-3086 or Larry Jordan at 765-473-5849, at least two days prior to the sale.

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



SURVEY: The Sellers serve the right to determine the need for and type of survey will be completed. If the 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 shared 50/50 by the Sellers and the Buyer(s).

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The Sellers will choose the type of survey to be completed, the purchase price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only be the auction by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only be the auction by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only be the auction by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only be accepted by

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 January 18, 2011. The Sellers have the choice to extend this date if necessary

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, t

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

DISCLAIMER: All information contained 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. 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 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 are final.