

Butler Township, Miami County

Auction

Rural Residence with Outbuildings Excellent for Cattle, Horse or Hay Operation

July 29th • 10:00 A.M.

Auction held at property location
2971 S. Frances Slocum Trail, Peru, IN 46970

17.27^{+/-} Acres • 2 Tracts



Tract Information

Tract 1 - 6.8^{+/-} Home Site Acres
Tract 2 - 10.47^{+/-} Pasture Acres

Open Houses: July 5 & 12 • 5 - 7 p.m.

1½ story home with vinyl siding and asphalt shingle roof. The home has a kitchen, office, family room, dining room, 2 bedrooms and full bathroom



Equipment & Personal Property Auction to Follow

Auctioneer's Note: Mr. Albers was a long-time area farmer and friend of many, it is our pleasure to market the personal property and farm equipment of the estate. The farm equipment, tools and shop equipment are in immaculate condition. The household related items are clean and would be a wonderful addition to any home.

Farm Equipment: JD 6605, 3318 hours, JD 2030 w/ 145 loader 1471 hours, JD 2280 Diesel self-propelled windrower w/ 300 A conditioner, 1259 hours, 488 New Holland Haybine, NH 565 sq. baler, Kuhn 2 basket tedder, Kuhn hay rake, 4 Hay wagons, 32' Hay elevator, Box scraper/grader, Grader blade, IH 3 bottom plow, 5' rotary cutter, Farnam 6' seeder, Seed cleaners (2). Pick-up Truck: 1995 F250 Diesel 223,488 miles. Lawn & Garden: Grasshopper 618, 588 hours, 18 H.P. Kohler, 52" cut, flip-up deck, Wheel Horse Lawn Tractor, Cub Cadet 70, Stihl leaf blower, Echo chain saw, Leaf and limb chipper. Tools & Shop: Snap-On & Craftsman tool box & cabinet, Machinist chest, Quincy 80 Gal. & Craftsman 33 Gal. vertical air compressor, Craftsman battery charger, DeWalt compound miter saw, Ridgid planner & belt sander, Router table, table saw, Makita & DeWalt grinders, electric hand tools, Nipco heater, rolling scaffolding, lawn mower lift, Log chains & binders, Large selection of Craftsman wrenches, ratchets, sockets, ETC tap & die set, pneumatic tools & access. Large selection of hardware, oils & lubricants. Furniture & Appliances: Maple table w/6, small sideboard (2), Lazy-Boy recliner, Full size 3 Pc. Bedroom suite, Samsung flat screen TV, Wood gun cabinet, Whirlpool washer & Electric dryer, Whirlpool 19.9 Cu.Ft. refrigerator. Special Interest: Completed air plane models, Early "PEMCO" baseball player painting, Set of truck tires & rims, Overhead fuel tanks, 21 Bales of Grass Hay

Auctioneer: Russell "Rusty" Harney AU10000277 • For more info: harneyauction.net or halderman.com • Sale day announcements take precedence over printed material



AJ Jordan
Peru, IN
317.697.3086
ajj@halderman.com



Larry Jordan
Peru, IN
765.473.5849
lj@halderman.com

Owners: Torrie Zimmerman, Susan Yant,
Elizabeth Forma & Gregory Albers

HALDERMAN
REAL ESTATE
HLS# AJJ-12001 (17)
SERVICES
800.424.2324 | halderman.com

Butler Township, Miami County

Auction

Auction held at property location
2971 S. Frances Slocum Trail, Peru, IN 46970

July 29th • 10:00 A.M.
17.27^{+/-} Acres x 2 Tracts

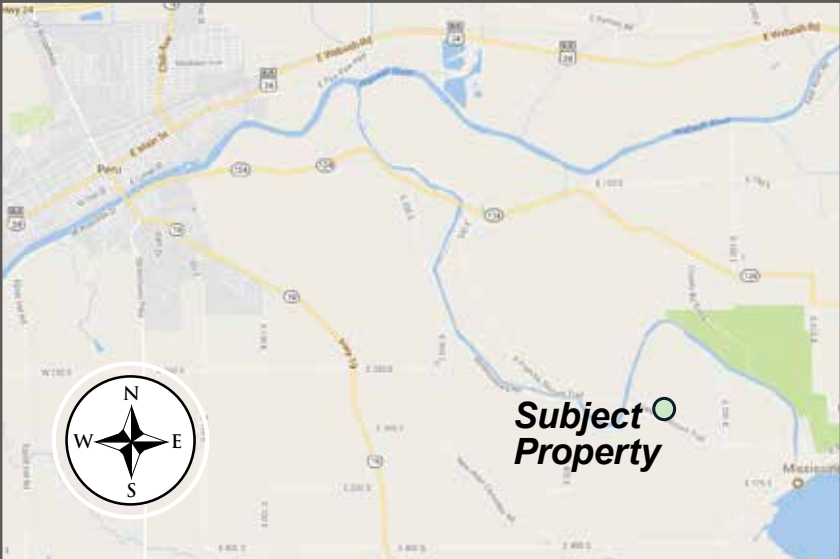
Personal Property to Follow with Farm Equipment, Tools,
Shop Equipment, Household Items and Much More.



Rural Residence with Outbuildings Excellent for Cattle, Horse or Hay Operation

Property Information

Location	Schools
7 Miles Southeast of Peru, Indiana	Maconaquah School Corporation
Zoning	Annual Taxes
Agricultural	\$794
Topography	
Rolling	



PLACE BID Online Bidding Available



Terms & Conditions

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on July 29, 2016. At 10:00 AM, 17.27 acres, more or less, will be sold at the property, 2971 S Frances Slocum Trail, Peru, IN 46970. This property will be offered in two tracts as individual units or as a whole farm. 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 AJ Jordan at 317-697-3086 or Larry Jordan at 765-473-5849 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 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(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. 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 price bid for the tract, divided by the tract acreage estimated in the auction brochure.

DOWN PAYMENT: Earnest money down on the day of the auction will be, \$5,000 on Tract 1 and \$2,500 on Tract 2, 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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Sellers will provide a 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.

CLOSING: The closing shall be on or about September 1, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$794.00 and will be prorated to the day of closing.

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 Inc., Russell D. Harmeyer, 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 Sellers 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. 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.