Waltz Township • Wabash County

# Auction

## 60<sup>+/-</sup> Tillable Acres of Excellent Quality Farmland

## October 16th • 6:30 P.M.

Wabash Knights of Columbus 595 S. Huntington Street, Wabash, IN 46992



## **Property Information**

Location

On the east side of SR 13 and a half mile north of CR 850 South

Zoning Agricultural

Topography Level

Schools
MSD of Wabash County

<u>Annual Taxes</u> \$1,565.62



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#### Soil Information



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
Су	Cyclone silt loam, 0 to 2 percent slopes	33.88	185	56
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	26.12	168	54
Weighted Average			177.6	55.1













#### 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 October 16, 2017. At 6:30 PM, 60 acres, more or less, will be sold at the Wabash Knights of Columbus, 595 S Huntington Street, Wabash, IN. This property will be offered in one tract. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and the Seller. 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 Seller 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 Seller and the Buyer. The Seller 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.

FARM INCOME: Seller will retain the 2017 farm income.

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 Seller reserve the right to accept or reject any and all bids. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the

DEED: The Seller will provide a General Warranty Deed at closing.
EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CLOSING: The closing shall be on or before December 15, 2017. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to tenant's rights for 2017 crop harvest.

REAL ESTATE TAXES: Real estate taxes are \$1,565.62. The Seller will pay real estate taxes for 2017 due 2018. Buyer will be given a credit at closing for the 2017 real estate taxes due 2018 and will pay all taxes beginning with the spring 2018 installment and all taxes thereafter.

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.

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

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