All Cilonship, Wabash County All Ci

October 21st o 10:00 A.M.

Auction held at property location 758 W 400 S, Wabash, IN 46992



66th Acres o 2 Tracks

Open Houses: October 11 • 4 - 6 p.m. October 14 • 5 - 7 p.m.

3 Bedrooms, 2 Bathrooms, 2042 Square Feet 1-Story Modular Home Built in 2008 by American Homes with Electric Furnace and Central Air.



<u>Tract Information</u> Tract 1 - 49^{+/-} Total Acres 44.3^{+/-} Tillable, 3.18^{+/-} Non-Tillable, 1.52^{+/-} Other

Tract 2 - 17^{+/-} **Total Acres** 2.8^{+/-} Tillable, 3^{+/-} Home Site, 11.2^{+/-} Woods/Pasture

Equipment & Personal Property Auction to Follow

Auctioneer's Note: The Campbell's have been a favorite in the community and well known for their pumpkin patch of 25+ years! Since the passing of Mr. Campbell, Nancy has decided to downsize and liquidate much of her personal property. The equipment being offered for auction was utilized in the pumpkin patch, and has been well maintained and is in good condition. All items being offered are in great condition and would be a wonderful addition to any home. It is our pleasure to market the personal property and equipment of the Campbell's.

Farm Equipment: JD A, IH Farmall Super M, IH Farmall Super MTA, Case IH skidloader, Disk, 3 bottom plow-2 point, 7 ft. finishing mower, Hann field sprayer, cycle bar mower, field cultivators (2), hay wagon running gear Lawn & Garden: 2002 Stiener zero-turn-1487.4 hrs, front tine tiller, string trimmer, chain saw, grass catcher, pull behind yard cart, long handled tools, hand sprayer Tools & Shop: Welder, Air Compresser, settling torch w/tank, Power washer, Drill press, Battery charger, grinder wheel, belt sander, levels, squares, grease guns, angles, wrenches, screwdrivers, electric hand tools, misc hardware, metal & plastic gas cans Household items: Small kitchen appliances, Christmas dishes, Noritake China, Hob Nail items

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











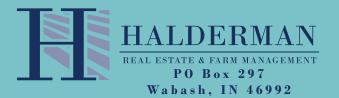
Larry Jordan Peru, IN 765.473.5849 Ij@halderman.com



AJ Jordan Peru, IN 317.697.3086 ajj@halderman.com



800.424.2324 | halderman.com



Noble Township, Wabash County

October 21st • 10:00 A.M.

Auction held at property location 758 W 400 S, Wabash, IN 46992

BeaufifulHomewithOutbufklings, Regressional Land & Good Farmland

Acres • 2 Tracts **Equipment & Personal Property Auction to Follow**



Property Information

Location 1/2 mile southeast of Wabash

> Zoning Agricultural

Topography Gently Rolling to Rolling

Schools MSD of Wabash County

> **Annual Taxes** \$3,093.04



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
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	17.46	133	47
CrA	Crosby silt loam, 0 to 3 percent slopes	10.94	126	41
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	8.00	168	54
Су	Cyclone silt loam, 0 to 2 percent slopes	7.92	185	56
MhC2	Miami silt loam, 6 to 12 percent slopes, eroded	2.50	130	46
MfD2	Miami Ioam, 12 to 18 percent slopes, eroded	0.28	120	41
Weighted Average			145.8	48.2













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 21, 2017. At 10:00 AM, 66 acres, more or less, will be sold at the property, 758 W 400 S, Wabash, IN 46992. 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

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 and warrant that it will be sufficient to obtain title insurance, as 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: 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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Sellers will provide a Warranty Deed at closing.

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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 December 11, 2017. The Sellers have the choice to extend this date if necessary.

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

FARM INCOME: Seller will retain the 2017 farm income.

REAL ESTATE TAXES: Real estate taxes are \$3,093.04. Seller will pay the 2017 due and payable in 2018. Buyer(s) will be given a credit at closing and be responsible for all taxes beginning with the Spring 2018 installment and thereafter.

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.

responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HKES 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. N 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 provision 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. 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.