



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297 | Wabash, IN 46992

Liberty, Noble & Paw Paw Townships
Wabash County

Auction

November 15th
6:30 P.M.
Heartland REMC
350 Wedcor Ave
Wabash, IN 46992

**565+/-
Acres
10 TRACTS**

Property Information

LOCATION

Tracts 1-4: 6 miles Southeast of Wabash;
Tract 5: 3 miles South of Wabash;
Tracts 6-7: 4 miles East of Roann;
Tracts 8-10: 1.5 miles Southwest of Roann

**ZONING
Agricultural**

**TOPOGRAPHY
Level**

**SCHOOL DISTRICT
MSD of Wabash County**

**ANNUAL TAXES
\$19,028.28**

**DITCH ASSESSMENT
\$873.72**

**Excellent Quality Farmland.
Modern Grain Operation.
Fertilizer & Equipment Storage.
Rural Residence.**

**565+/-
Acres**

524.11+/- Tillable Acres

10.51+/- Wooded Acres

4.7+/- Home Acres

25.84+/- Other Acres

1% Buyer's
premium

PLACE BID

Online Bidding
Available



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AJ Jordan
Peru, IN
317.697.3086
AJJ@halderman.com



Larry Jordan
Peru, IN
765.473.5849
LJ@halderman.com



Jon Rosen
N. Manchester, IN
260.740.1846
JonR@halderman.com



Bill Earle
N. Manchester, IN
260.982.8351
BILLE@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# AJJ-12045 (17)

800.424.2324 | halderman.com

Owner: Schuler & Pro Ag
LLC Receivership

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 November 15, 2017, at 6:30 PM, 565.16 acres, more or less, will be sold at the Heartland REMC, 350 Wedcor Avenue, Wabash, IN. This property will be offered in ten tracts as individual units or in combination. **TRACT 1 CAN NOT BE COMBINED WITH OTHER TRACTS. TRACT 8 CAN ONLY BE COMBINED WITH TRACT 9 AND VISAVERSA. TRACT 10 CAN NOT BE COMBINED WITH OTHER 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 AJ Jordan at 317-697-3086, Larry Jordan at 765-473-5849, Jon Rosen at 260-740-1846 or Bill Earle at 260-982-8351 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: 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 the appropriate Deed to convey clear title 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.

BUYER'S PREMIUM: The buyer's premium is 1% of the purchase price.

CLOSING: The closing shall be on or before December 29, 2017. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Monday, October 30, 2017 from 4:00 – 6:00 PM; Thursday, November 2, 2017 from 4:00 – 6:00 PM

POSSESSION: Possession of land on Tracts 1-7 will be at closing, subject to the tenant's rights, which expires on December 31, 2017. Possession of the land and buildings on Tracts 8 and 9 will be at closing, subject to the tenants' rights. The tenants' rights on Tracts 8 and 9 terminate on December 29, 2017. Possession of Tract 10 will be at closing, subject to a lease on the grain system that expires on March 31, 2018. The buyer will receive 50% of the lease income, and this lease will be assigned to the buyer at closing.

REAL ESTATE TAXES: Real Estate Taxes are \$19,028.28 for all 10 tracts and will be prorated to the day of closing.

DITCH ASSESSMENTS: Ditch assessments are \$873.72 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).

ENCROACHMENT: The 120' x 120' storage barn and part of the gravel driveway on Tract 8 encroach upon the adjoining neighbor's farmland. This encroachment encompasses 0.687 +/- acres. Every effort will be made to correct this encroachment prior to the auction. However, if the encroachment is not able to be corrected by the auction, then Tract 8 will be sold subject to this encroachment.

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. Conduct 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.



Tract 8
1560 sq. ft. Farmhouse
75,000 Bu. Storage
120' x 120' Storage Barn



Tract 9
60' x 100' Hoop Building



Tract 10
80' x 80' Fertilizer Storage Building with
24' x 60' lean to
50' x 75' Shop Building
300,000 Bu. Grain System

Soil Information

Tract Information

Tract 1

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
CrA	Crosby silt loam, 0 to 3 percent slopes	36.89	45.3%	126	41
Cy	Cyclone silt loam, 0 to 2 percent slopes	31.20	38.3%	185	56
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	7.73	9.5%	168	54
Mm	Milford silty clay loam	5.60	6.9%	160	44
Weighted Average		154.9	48.2		

Tracts 2-4

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
Cy	Cyclone silt loam, 0 to 2 percent slopes	124.33	46.7%	185	56
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	99.42	37.3%	168	54
CrA	Crosby silt loam, 0 to 3 percent slopes	40.91	15.4%	126	41
Pt	Pella silty clay loam	1.64	0.6%	175	49
Weighted Average		169.5	52.9		

Tract 5

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	26.66	73.4%	168	54
Cy	Cyclone silt loam, 0 to 2 percent slopes	7.75	21.3%	185	56
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.06	2.9%	133	47
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	0.38	1.0%	131	38
So	Sloan silty clay loam, frequently flooded	0.33	0.9%	150	40
MhC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.12	0.3%	130	46
Weighted Average		169.9	53.9		

Liberty Township



Tract 1 - 83.28+/- Acres
76+/- Tillable Acres
2.8+/- Acres Expired
CRP Filter Strips
4.48+/- Other Acres
Cannot be combined

Tract 2* - 114.77+/- Acres
112.54+/- Tillable Acres
2.23+/- Other Acres

Tract 3* - 113.15+/- Acres
110+/- Tillable Acres
3.15+/- Other Acres

Tract 4* - 40.47+/- Acres
38.3+/- Tillable Acres
2.17+/- Other Acres

Tract 5 - 40+/- Acres
36.3+/- Tillable Acres
3+/- Wooded Acres
0.7+/- Other Acres

Tract 6 - 89+/- Acres
86.48+/- Tillable Acres
2.52+/- Other Acres

Tract 7 - 63.99+/- Acres
62.89+/- Tillable Acres
1.1+/- Other Acres
Includes 30 Feet of Owned Access to CR 400 W

Tract 8 - 6.5+/- Acres
4.7+/- Home Acres
1.8+/- Other Acres
Can only be combined with Tract 9

Tract 9 - 8.51+/- Acres
7.51+/- Wooded Acres
1+/- Hoop Building Site
Can only be combined with Tract 8

Tract 10 - 5.49+/- Acres
1.6+/- Tillable Acres
3.89+/- Building Site Acres
300,000 Bushel Grain System
& Fertilizer Building
Cannot be combined

**Tracts 2, 3 & 4 are Pattern Tiled, a copy of the tile map is available upon request.*

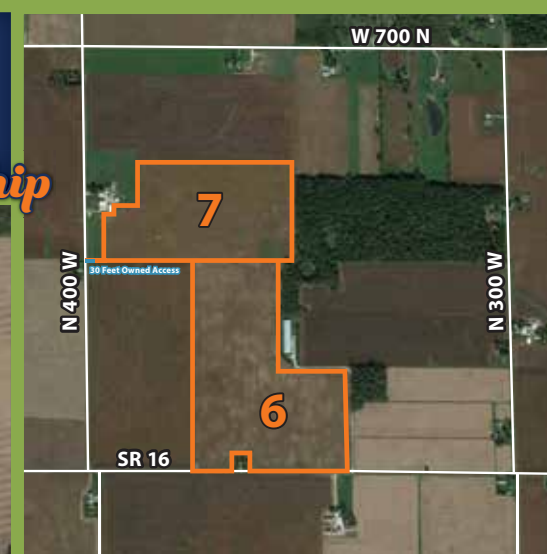
Tract 6

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
CrA	Crosby silt loam, 0 to 3 percent slopes	41.31	45.7%	126	41
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	19.37	21.4%	157	47
Br	Brookston loam	17.25	19.1%	172	49
CsA	Crosier loam, 0 to 3 percent slopes	9.58	10.6%	140	46
Mm	Milford silty clay loam	2.64	2.9%	160	44
Pt	Pella silty clay loam	0.19	0.2%	175	49
Weighted Average		144	44.4		

Tract 7

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
CsA	Crosier loam, 0 to 3 percent slopes	22.22	35.2%	140	46
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	17.90	28.4%	133	47
Br	Brookston loam	11.16	17.7%	172	49
CrA	Crosby silt loam, 0 to 3 percent slopes	4.60	7.3%	126	41
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	3.52	5.6%	157	47
Pt	Pella silty clay loam	2.14	3.4%	175	49
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	1.38	2.2%	128	44
MkC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.14	0.2%	121	41
Weighted Average		144.5	46.6		

Paw Paw Township



Noble Township



Open Houses
**October 30th &
November 2nd**
4 - 6 p.m.

Tract 8: 7509 W. 550 N., Roann
Tract 10: 4643 N. 700 W., Wabash