

# Plus Auction of...

1.48 ACRE BUILDING LOT  
FOLLOWING 10 TRACT AUCTION



## Building Lot Property Information

LOCATION  
525 Carrie Lane, Kokomo

ZONING  
Residential

TOPOGRAPHY  
Level to Gently Rolling

SCHOOL DISTRICT  
Northwestern School Corporation

ANNUAL TAXES  
\$569.14

ASSESSMENT  
Water Quality - \$31.16

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

Howard Township | Howard County

# Auction

390+/-  
ACRES  
10 TRACTS

## Property Information

LOCATION  
East of Kokomo 5 miles on the north side of  
SR 22/35, on both sides of Howard County  
Road 500 East and on the north side of  
Howard County Road 100 North

ZONING  
Agricultural

TOPOGRAPHY  
Level to Gently Rolling

SCHOOL DISTRICT  
Northwestern School Corporation

ANNUAL TAXES  
\$13,625.90

ASSESSMENTS  
Ditch - \$2,407.92 • Water Quality - \$169.92



December 5<sup>th</sup> - 6:30 P.M.

Kokomo Shrine Club - 3892 E 00N/S, Kokomo, IN 46901

Excellent Farm Land Certified  
Organic on SR 22/35;  
3 ¼ Miles from SR 31

390+/-  
ACRES  
10 TRACTS

390.93+/- Total Acres

358.25+/- Tillable Acres

23.79+/- Wooded Acres

8.17+/- Non-Tillable Acres

PLACE BID

Online Bidding  
Available



# Auction

Howard Township • Howard County

December 5<sup>th</sup> - 6:30 P.M.

Kokomo Shrine Club - 3892 E 00N/S, Kokomo, IN 46901

390+/-  
ACRES  
10 TRACTS

Excellent Farm Land Certified Organic  
on SR 22/35; 3 ¼ Miles from SR 31



John Miner  
Greentown, IN  
765.628.7278  
johnm@halderman.com



Ken Ziegler  
Tipton, IN  
317.385.2736  
kenz@halderman.com



Owner: R.C. & Mary Lou  
Ripberger Family LP  
**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT  
HLS# JMM-12064 (17)

800.424.2324 | halderman.com





Tract Information

- Tract 1 - 53.66<sup>+/-</sup> Acres**  
53<sup>+/-</sup> Tillable  
0.66<sup>+/-</sup> Non-Tillable

**Tract 2 - 34.92<sup>+/-</sup> Acres**  
9<sup>+/-</sup> Tillable  
23.79<sup>+/-</sup> Wooded  
2.13<sup>+/-</sup> Non-Tillable

**Tract 3 - 17.55<sup>+/-</sup> Acres**  
16.86<sup>+/-</sup> Tillable  
0.69<sup>+/-</sup> Non-Tillable
- Tract 4 - 17.89<sup>+/-</sup> Acres**  
17.89<sup>+/-</sup> Tillable

**Tract 5 - 15.4<sup>+/-</sup> Acres**  
15<sup>+/-</sup> Tillable  
0.4<sup>+/-</sup> Non-Tillable

**Tract 6 - 24.4<sup>+/-</sup> Acres**  
24<sup>+/-</sup> Tillable  
0.4<sup>+/-</sup> Non-Tillable

**Tract 7 - 35<sup>+/-</sup> Acres**  
34<sup>+/-</sup> Tillable  
1<sup>+/-</sup> Non-Tillable
- Tract 8 - 15<sup>+/-</sup> Acres**  
14<sup>+/-</sup> Tillable  
1<sup>+/-</sup> Non-Tillable

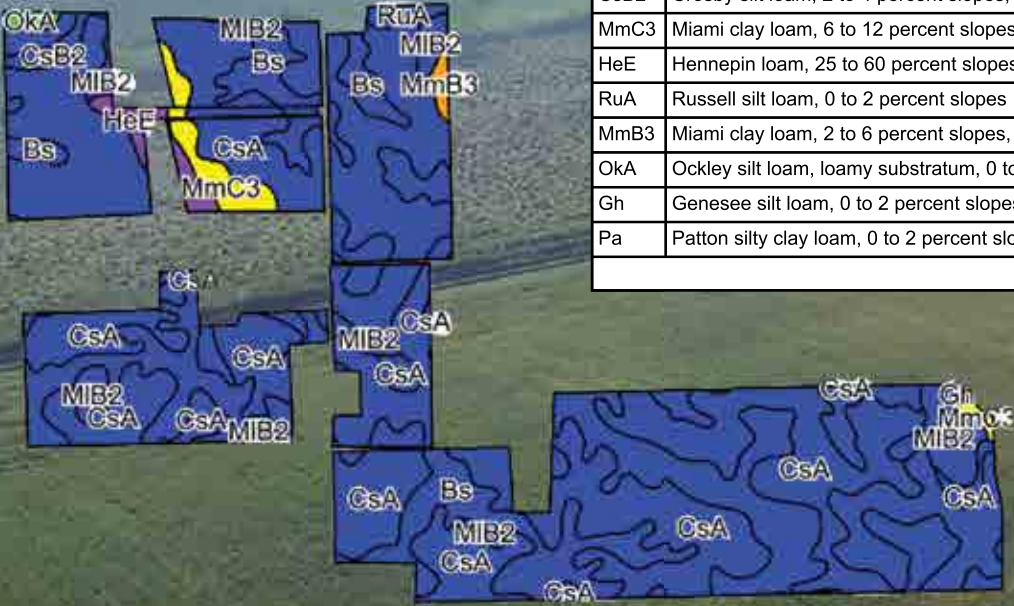
**Tract 9 - 22.8<sup>+/-</sup> Acres**  
22<sup>+/-</sup> Tillable  
0.8<sup>+/-</sup> Non-Tillable

**Tract 10 - 154.31<sup>+/-</sup> Acres**  
152.5<sup>+/-</sup> Tillable  
1.81<sup>+/-</sup> Non-Tillable



Soil Information

| Code             | Soil Description<br><small>Field borders provided by Farm Service Agency as of 5/21/2008.<br/>Soils data provided by USDA and NRCS.</small> | Acres  | Corn | Soybeans |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------|------|----------|
| CsA              | Crosby silt loam, finoamy subsoil, 0 to 2 percent slopes                                                                                    | 212.69 | 154  | 51       |
| Bs               | Brookston silty clay loam, 0 to 2 percent slopes                                                                                            | 131.54 | 173  | 51       |
| MIB2             | Miami silt loam, 2 to 6 percent slopes, eroded                                                                                              | 17.58  | 142  | 49       |
| CsB2             | Crosby silt loam, 2 to 4 percent slopes, eroded                                                                                             | 7.47   | 134  | 44       |
| MmC3             | Miami clay loam, 6 to 12 percent slopes, severely eroded                                                                                    | 6.92   | 121  | 41       |
| HeE              | Hennepin loam, 25 to 60 percent slopes                                                                                                      | 3.79   |      |          |
| RuA              | Russell silt loam, 0 to 2 percent slopes                                                                                                    | 1.80   | 155  | 54       |
| MmB3             | Miami clay loam, 2 to 6 percent slopes, severely eroded                                                                                     | 1.45   | 135  | 47       |
| OkA              | Ockley silt loam, loamy substratum, 0 to 2 percent slopes                                                                                   | 1.27   | 135  | 47       |
| Gh               | Genesee silt loam, 0 to 2 percent slopes, occasionally flooded                                                                              | 0.42   | 124  | 43       |
| Pa               | Patton silty clay loam, 0 to 2 percent slopes                                                                                               | 0.07   | 173  | 51       |
| Weighted Average |                                                                                                                                             | 157.3  | 50.1 |          |



Open Houses

November 4<sup>th</sup> 2 - 4 p.m. &  
November 13<sup>th</sup> 3 - 5 p.m.

5300 East 00 N-S, Kokomo, Indiana

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 two properties at public auction on December 5, 2017 at 6:30 PM. 390 acres, more or less, AND 1.48 acres building lot will be sold at the Kokomo Shrine Club, 3892 E 00N/S, Kokomo, IN. The 390 acre property will be offered in ten tracts as individual units, in combination or as a whole farm. The building lot will be sold as a separate tract and cannot be combined with the farm due to ownership. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyers 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 John Miner at 765-628-7278 or Ken Ziegler at 317-385-2736 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.

THERE WILL BE NO SURVEY ON THE BUILDING LOT.

OWNED ACCESS: Tract 2 will have a 50' owned lane from CR 500 East.

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 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 needed to transfer 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.

CLOSING: The closing shall be approximately January 10, 2018, but no later than February 1, 2018. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes for 2016 due 2017 for the farmland was \$13,625.90, for the lot was \$569.14. The Sellers will pay real estate taxes for 2017 due 2018. Buyers 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.

ASSESSMENTS: Ditch assessment on the farmland for 2017 was \$2,407.92. Water Quality assessment for the farmland was \$169.92, for the building lot was \$31.16. Buyer pays all assessments beginning with the spring of 2018 and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyers.

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.

OPEN HOUSES FOR THE FARMLAND: Saturday, November 4, 2017 from 2:00 PM to 4:00 PM EST & Monday, November 13, 2017 from 3:00 PM to 5:00 PM EST. Open Houses will be held at the Southeast corner of Tract #6 on CR E 50 N, East of CR N 500 E.

RESTRICTIVE COVENANTS ON THE BUILDING LOT: Available upon request.

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.