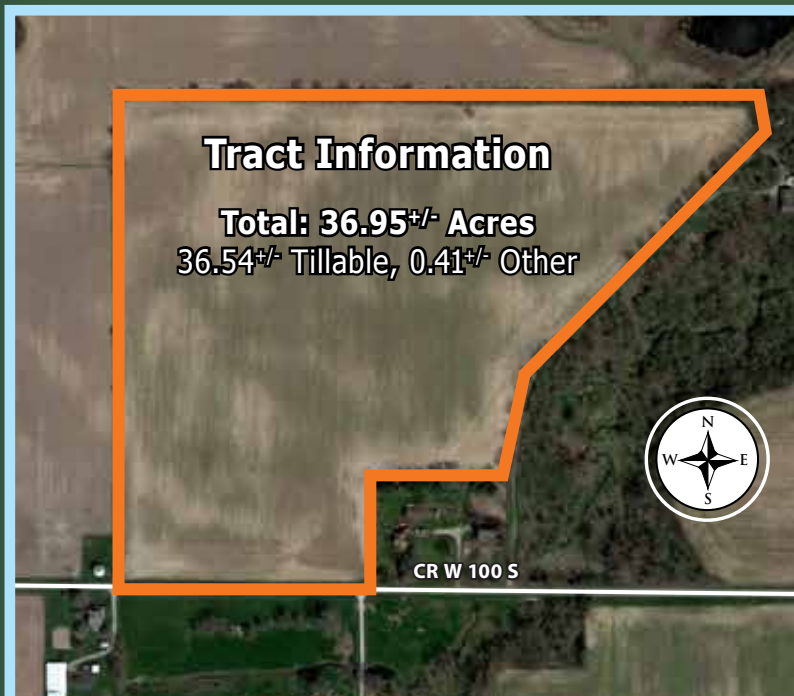


Auction

36.95+/- Acres of Productive Farmland

April 10th • 6:30 P.M.

**Burlington Community Building
425 East 5th Street, Burlington, IN 46915**



Property Information

Location: North side of CR 100 S
approximately 1/4 mile east of CR 1180 W

Zoning: Agricultural

Topography: Level to Gently Rolling

Schools: Western

Annual Taxes: \$1,254.88

Ditch Assessment: \$25.06



Jaret Wicker
Carmel, IN
765.561.1737
jaretw@halderman.com

John Miner
Greentown, IN
765.628.7278
johnm@halderman.com



Owner: Betty J Armstrong Estate

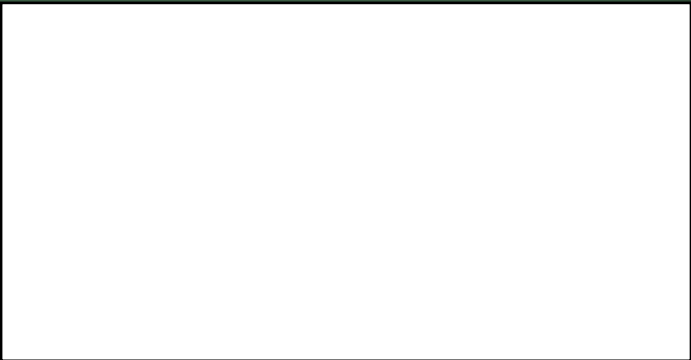
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REAL ESTATE & FARM MANAGEMENT
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Monroe Twp
Howard County

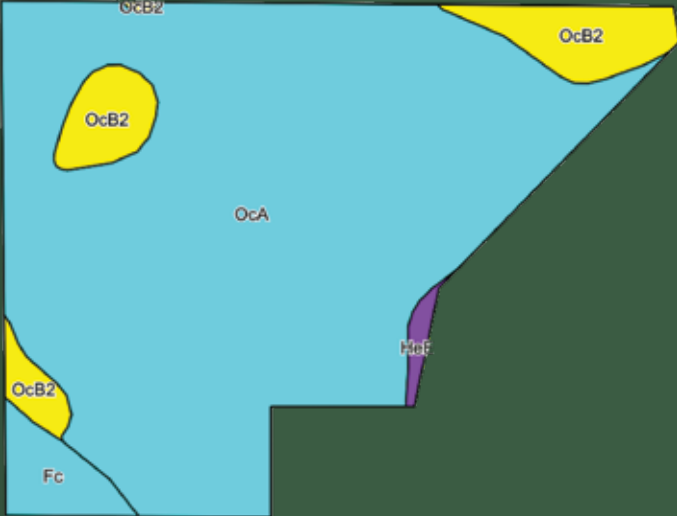
Auction



April 10th • 6:30 P.M.
Burlington Community Building

36.95+/- Acres of Productive Farmland

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
OcA	Ockley silt loam, 0 to 2 percent slopes	31.42	134	47
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	3.54	132	46
Fc	Fincastle silt loam	1.29	160	52
HeE	Hennepin loam, 25 to 50 percent slopes	0.29	14	5
Weighted Average			133.8	46.7

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 April 10, 2018. At 6:30 PM, 36.95 acres, more or less, will be sold at the Burlington Community Building, Burlington, IN. This property will be offered in one individual 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 Jaret Wicker at 765-561-1737 or John Miner at 765-628-7278, 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 reserves 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 reserves 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 Personal Representative's Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. The 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 May 15, 2018. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be upon execution of a lease at the auction.

REAL ESTATE TAXES: The Seller will pay real estate taxes for 2017 due 2018. Buyer will pay all taxes beginning with the spring 2019 installment and all taxes thereafter.

WATER QUALITY DISTRICT ASSESSMENT: Seller will pay the 2017 ditch assessments. Buyer will pay the 2018 assessment and all assessments thereafter.

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, Seller disclaims 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 Seller.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

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 Seller 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 Seller 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 accepts the property "AS IS," and Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller 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 Seller 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 Seller and HRES reserves 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.