New Tile Main Installed on Farm this Spring Large Tillable Land Tract with Recreational Benefits.

July III o 680 P.M.
Butler Legion Post 202-III N. Broadway Street, Butler, IN 46721





Tract Information

Total: 180+/- Acres 140+/- Tillable, 33+/- Wooded, 7+/- Other

Tract 1: 80+/- Acres 60^{+/-} Tillable, 18^{+/-} Wooded, 2+/- Other - Waterways

Tract 2: 85+/- Acres 69^{+/-} Tillable, 15^{+/-} Wooded, 1^{+/-} Other - Fencerow

Tract 3: 15+/- Acres 11+/- Tillable, 4^{+/-} Other - Open Ditch & Fencerows



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

Tract Layout Subject to County Approval.





Neal Wolheter Kendallville, IN 260.336.2219 nealw@halderman.com



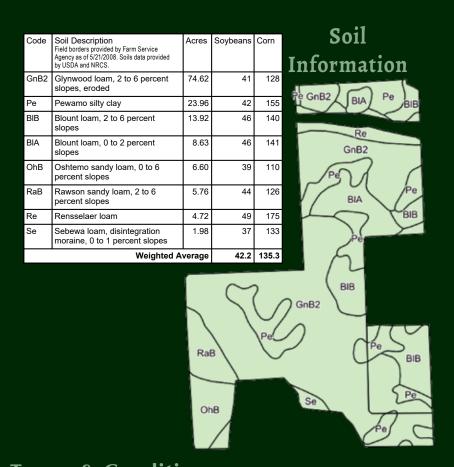


Franklin Twp • Dekalb County

180^{+/-} ACRES • 3 TRACTS

Julym o 630 P.M. o Butler Legion Post 202

New Tile Main Installed on Farm this Spring. Large Tillable Land Tract with Recreational Benefits.



Property Information

Location: Approximately 1/2 mile west of the intersection of SR 1 and CR 24, north on CR 65 1/4 mile. Property is found on the west side of CR 65th Road. Also 1/2 mile west of CR 20 and SR 1 on the south side of the CR

Zoning: Agricultural

Topography: Level to Gently Rolling

Schools: Hamilton Community Schools

Annual Taxes: \$3,204.36

Ditch Assessment: \$185.40



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 July 11, 2018. At 6:30 PM, 180 acres, more or less, will be sold at the Butler Legion Post #202, Butler, IN. This property will be offered in three tracts as individual units, in combination 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. Jon Rosen at 260-740-1846; Bill Earle at 260-982-8351; or Neal Wolheter at 260-336-2219 at least two days prior to the sale.

ACREAGE: The acreages listed in this brorchure are estimates taken from the county assessesor'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. The south easement will be surveyed and recorded with Tracts 1 & 2 of this property regardless because as of now it is an unrecorded easement recognized by older plat books in the county auditor's office and the county surveyor's office; however, neither office has a formal legal description for its existence.

FARM INCO

Installment and all taxes thereafter.

DITCH ASSESSMENTS: Seller will pay the 2018 ditch assessments. Buyer(s) will pay the 2019 ditch assessment and all assessments 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.

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 AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STANGED THE PROPERTY is being sold on an "AS IS WHERE IS" basis and no warranty or representation either environs or implied concerning the property is made by the Sellers or HRES. Each prosentive bidder is 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. 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.