

Lincoln Twp • White County

2 AUCTIONS

September 4th • 6:30 p.m.

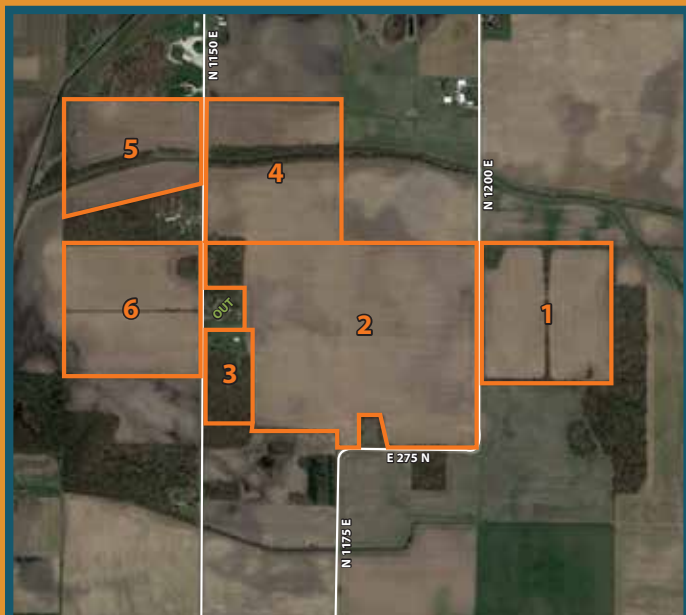
Pine View Resort - 1969 N. West Shafer Dr., Monticello, IN 47960

259[±] Acres
6 Tracts



40[±] Acres
2 Tracts

Quality Farmland with Potential Building Sites



259.322[±] Total Acres - 6 Tracts
230.02[±] Tillable, 11[±] Wooded, 18.452[±] Non-Tillable

Tract 1: 40[±] Acres
34.83[±] Tillable, 5.17[±] Non-Tillable

Tract 2: 99.85[±] Acres
95.18[±] Tillable, 4.82[±] Non-Tillable

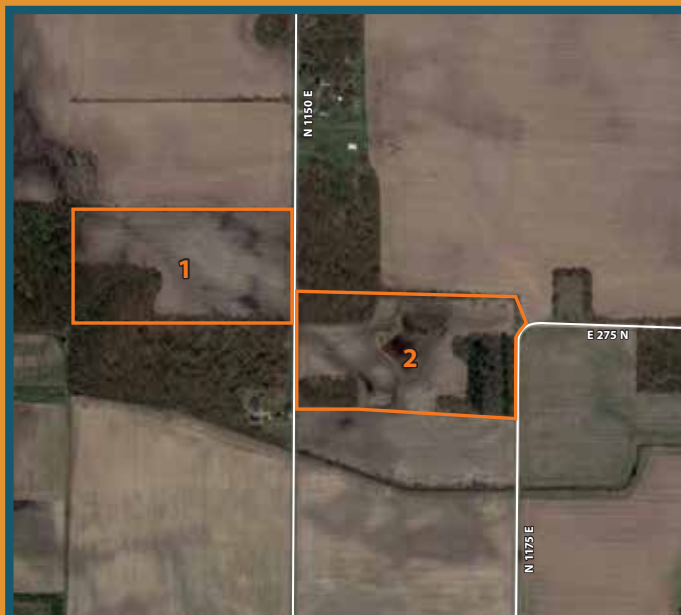
Tract 3: 11[±] Acres - All Wooded

Tract 4: 40[±] Acres
36.11[±] Tillable, 3.89[±] Non-Tillable

Tract 5: 28.472[±] Acres
25.56[±] Tillable, 2.912[±] Non-Tillable

Tract 6: 40[±] Acres
38.34[±] Tillable, 1.66[±] Non-Tillable

Taxes: \$3,453.68
Ditch Assessment: \$243.42



40[±] Total Acres - 2 Tracts
27.55[±] Tillable, 10.5[±] Wooded, 1.95[±] Non-Tillable

Tract 1: 20[±] Acres
16.06[±] Tillable, 3.5[±] Wooded,
0.44[±] Non-Tillable

Tract 2: 20[±] Acres
11.49[±] Tillable, 7[±] Wooded,
1.51[±] Non-Tillable

Taxes & Ditch Assessment: Not Established

Property Information for both Auctions

Location: 2.5 miles north of Idaville, IN

Zoning: Agriculture

Topography: Level to Gently Rolling

Schools: Twin Lakes School Corporation



AJ Jordan
Peru, IN
317.697.3086
ajj@halderman.com



Larry Jordan
Peru, IN
765.473.5849
lj@halderman.com



Owner: David Fisher Revocable Trust
& Sioux Monti Farms, LLC

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# AJJ-12216 & AJJ-12218 (18)

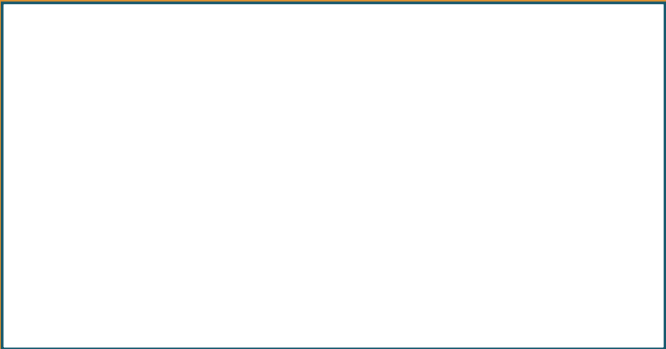
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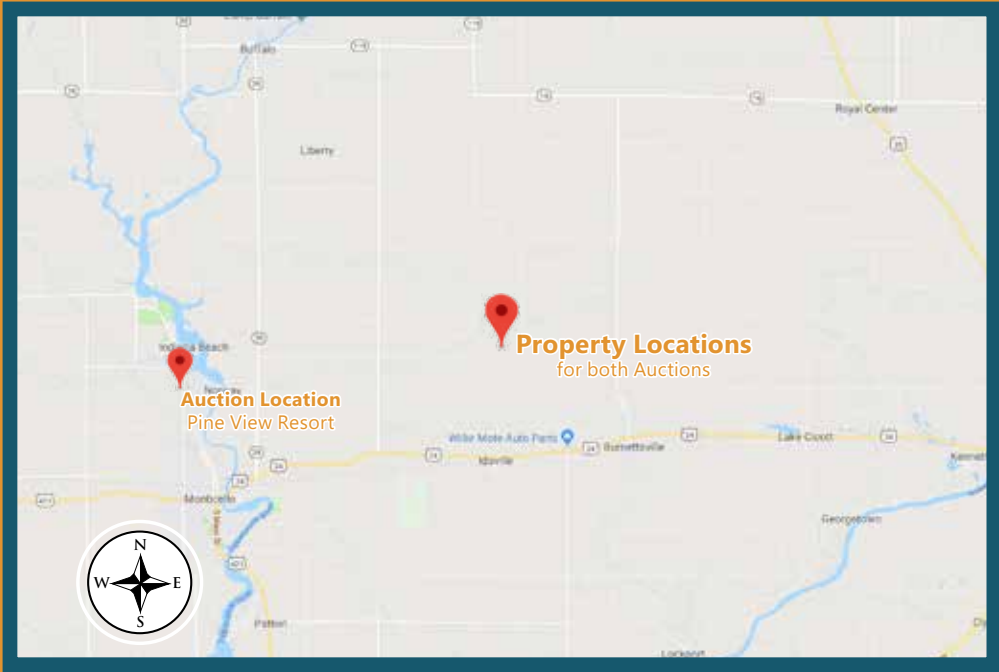
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Potential Building Sites



259[±] Acres
6 Tracts

&

40[±] Acres
2 Tracts



PLACE BID

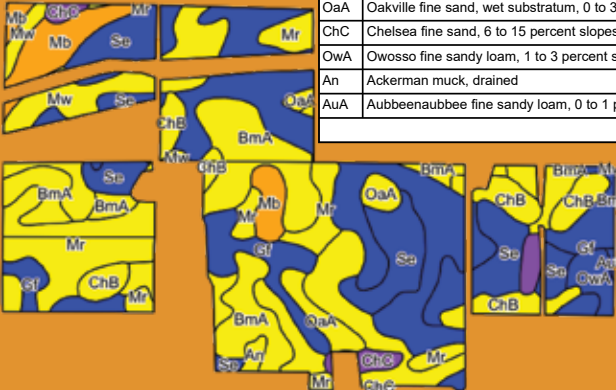
Terms & Conditions available at Halderman.com, click download brochures/forms.

Online Bidding
Available



AUCTIONEER: RUSSELL D. HARMEYER,
IN Aust. Lic. #AU10000277

259[±] Acres



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
Gf	Gilford fine sandy loam	56.35	148	33
ChB	Chelsea fine sand, 2 to 6 percent slopes	34.24	90	32
BmA	Brems loamy fine sand, 0 to 2 percent slopes	32.54	82	29
Mr	Morocco fine sand	32.54	97	27
Se	Seafield fine sandy loam	31.81	122	35
Mw	Muskego muck	14.65	138	36
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	11.98	134	47
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	6.53	82	29
ChC	Chelsea fine sand, 6 to 15 percent slopes	4.56	80	28
OwA	Owosso fine sandy loam, 1 to 3 percent slopes	3.54	131	45
An	Ackerman muck, drained	1.05	144	35
AuA	Aubbeenaubee fine sandy loam, 0 to 1 percent slopes	0.23	150	49
Weighted Average		114.4	32.6	

SOIL INFORMATION

40[±] Acres



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
Gf	Gilford fine sandy loam	7.79	148	33
Se	Seafield fine sandy loam	5.40	122	35
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	4.40	82	29
An	Ackerman muck, drained	2.97	144	35
Mr	Morocco fine sand	2.24	97	27
ChB	Chelsea fine sand, 2 to 6 percent slopes	1.83	90	32
ChC	Chelsea fine sand, 6 to 15 percent slopes	1.65	80	28
Mw	Muskego muck	0.76	138	36
BmA	Brems loamy fine sand, 0 to 2 percent slopes	0.51	82	29
Weighted Average		118.4	32.1	

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer two properties at public auction on September 4, 2018 at 6:30 PM. We have 259.32 acres, more or less and 40 acres, more or less, will be sold at the Pike View Resort, 1969 N West Shafer Dr, Monticello, IN. Due to ownership, these properties cannot be combined and will be offered as individual units. 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 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 Buyers. 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 a General Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyers. 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 closings shall be on or before October 12, 2018. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to the 2018 crop.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2018 due 2019. Buyer will be given a credit at closing for the 2018 real estate taxes due 2019 and will pay all taxes beginning with the spring 2019 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 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.

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. 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.