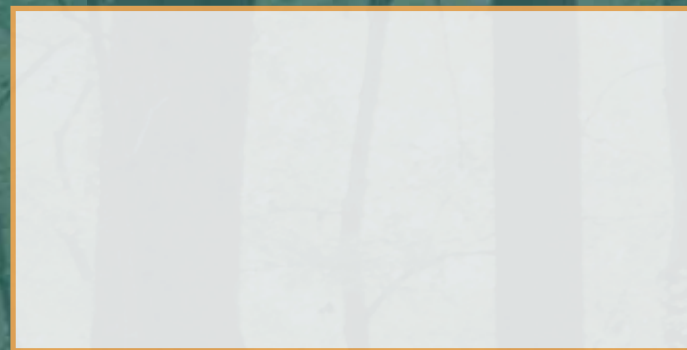


Marshall & Fulton Counties

ABSOLUTE AUCTION



October 31st • 6:30 P.M.

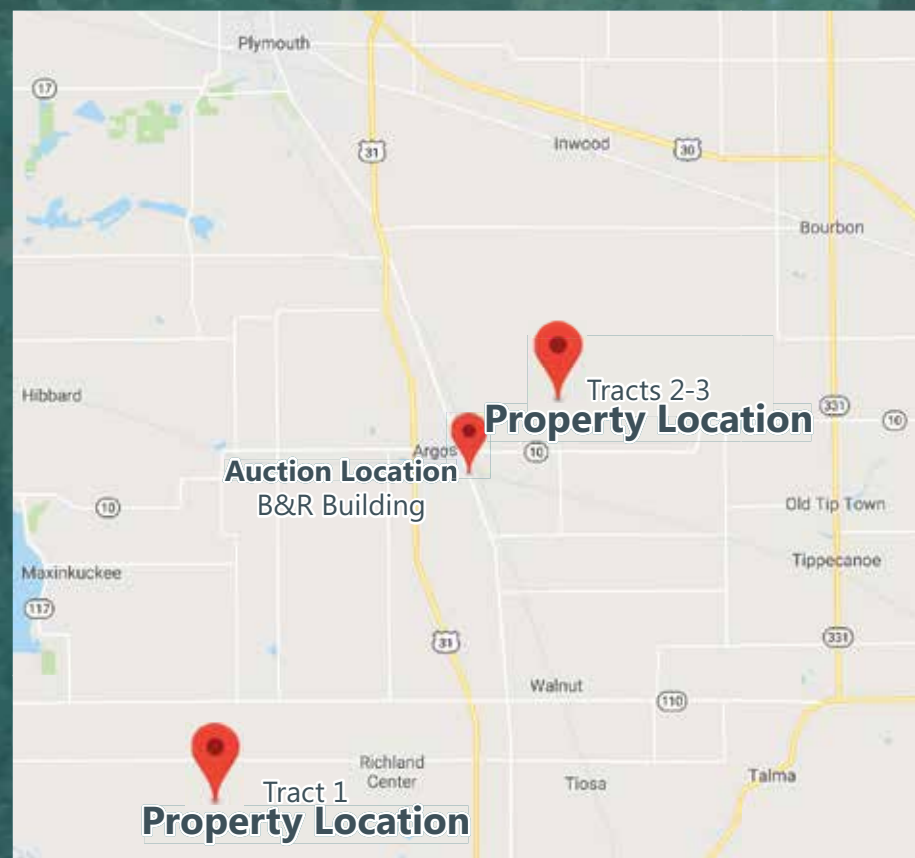
B&R Building: Argos

3 TRACTS OF LAND

80+/- ACRES | 56+/- ACRES

1 ACRE WITH HUNTING CABIN

137.96+/- Total Acres | 3 Tracts



PLACE BID

Online Bidding
Available



Marshall & Fulton Counties ABSOLUTE AUCTION

October 31st • 6:30 P.M.

B&R Building: 1941 S. Michigan Street, Argos, IN 46501

3 TRACTS OF LAND

80+/- ACRES | 56+/- ACRES

1 ACRE WITH HUNTING CABIN

HUNTING GROUND WITH CROPLAND

Larry Smith
LaPorte, IN

219.716.4041

larrys@halderman.com

AJ Jordan
Peru, IN

317.697.3086

ajj@halderman.com

Larry Jordan
Peru, IN

765.473.5849

lj@halderman.com



Owner: Boilermaker Properties LLC
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# LAS - 12248 (18)

800.424.2324 | halderman.com



Tract Information

Tract 1 - 80.54+/- Acres

42.37+/- Tillable, 16.52+/- Wooded, 21.65+/- CRP (CRP payment is \$4,684)

Tract 2 - 56.42+/- Acres

14.6+/- Tillable, 41.82+/- Wooded

Tract 3 - 1+/- Acre

0.58+/- Tillable, 0.42+/- Home Site

40'x 80' pole building, metal roof, concrete heated floors;
16'x40' finished living quarters & equipment storage

Open House: October 13 1 - 3 p.m.



**No Personal
Property Included**

Soil Information

Tract 1

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
Hm	Houghton muck, drained	53.31	159	42
KoB	KosciuskoOrmas complex, 2 to 6 percent slopes	17.53	91	32
Mx	Muskego muck, drained	4.15	138	36
Ed	Edwards muck, drained	2.27	137	36
KoC	KosciuskoOrmas complex, 6 to 12 percent slopes	2.15	82	29
Se	Sebewa sandy clay loam	0.09	160	44
Weighted Average		140.2	39	39



Tracts 2-3

Code	Soil Description	Acres	Corn	Soybeans
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.				
HtbAN	Houghton muck, drained, 0 to 1 percent slopes	40.21	159	42
RopB	RiddlesOsherno fine sandy loams, 1 to 5 percent slopes	7.06	125	44
SdzA	SelfridgeCrosier complex, 0 to 1 percent slopes	3.44	139	43
BuuA	Brookston loam, 0 to 1 percent slopes	2.55	172	49
PaaAN	Palms muck, drained, 0 to 1 percent slopes	2.17	158	43
MhbA	Maumee mucky loamy fine sand, 0 to 1 percent slopes	0.79	136	28
Weighted Average		153.7	42.5	42.5



Property Information

LOCATION

Tract 1: 600 N, West of 325 W.
Tract 2: Dead end of 15B Rd
between Juniper & Hickory
Tract 3: 8085 15B Rd

ZONING

Agricultural

TOPOGRAPHY

Level

SCHOOL DISTRICT

Tract 1: Rochester Community Schools
Tracts 2-3: Argos Community Schools

ANNUAL TAXES

Tract 1: \$2,076.14
Tract 2: \$807.54
Tract 3: 475.88

DITCH ASSESSMENT

\$25/year

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 ABSOLUTE at public auction on October 31, 2018. At 6:30 PM, 137.96 acres, more or less, will be sold at the B&R Building, Argos, 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, shall constitute a binding contract between the Buyer 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 Larry Smith at 219-716-4041; Larry Jordan at 765-473-5849 or AJ Jordan at 317-697-3086, 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. 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.

FARM INCOME: Seller will retain the 2018 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 successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Corporate Deed at closing.

EVIDENCE OF TITLE: The Sellers 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(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Fulton County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties.

CLOSING: The closing shall be on or before November 30, 2018. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the cropland will be at closing subject to the tenant's rights to 2018 Crop. Possession of the hunting land will be after auction is completed and earnest money has been collected. Possession of the buildings will be at closing.

REAL ESTATE TAXES: Real estate taxes are \$3,319.56 and will be prorated to day of closing.

DITCHASSESSMENTS: 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.

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.