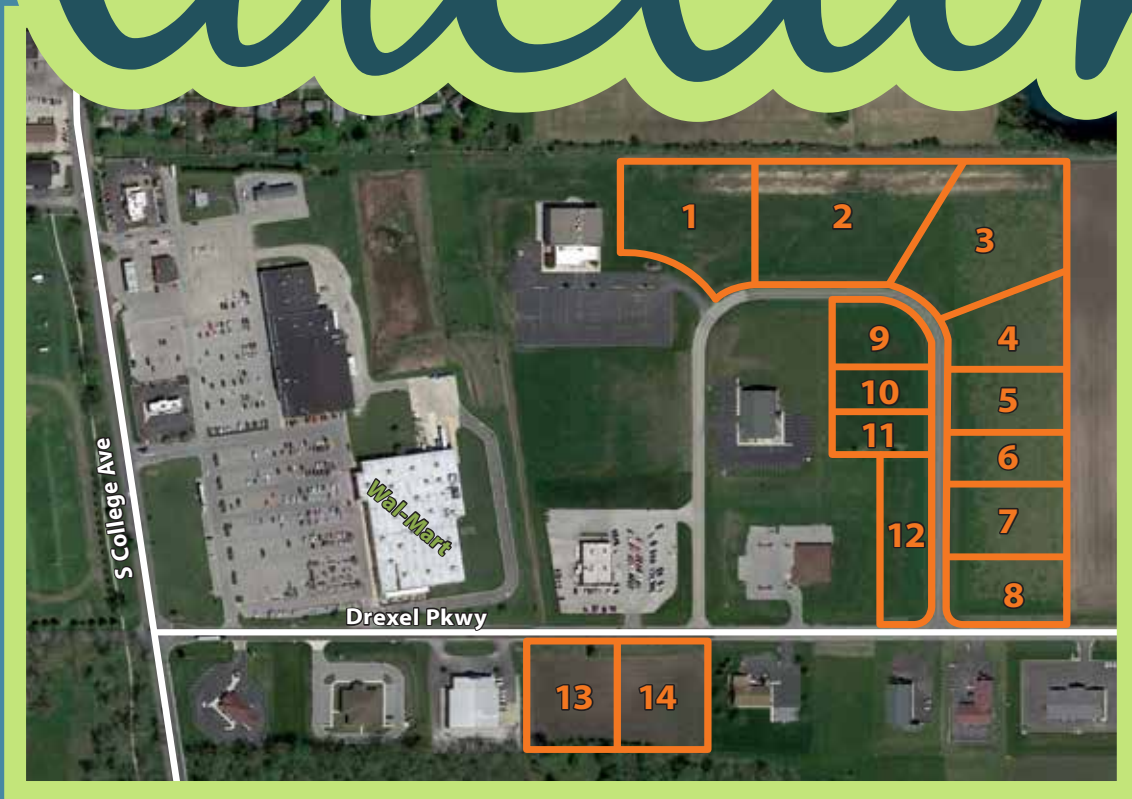


Marion Twp - Jasper County

ABSOLUTE Auction



October 29th • 3:30 p.m. CST
Jasper County Fairgrounds Community Building
2671 W. Clark Street, Rensselaer, IN 47978

14 Ready to Develop Commercial Lots

Property Information

Location

Drexel Industrial Park,
East of Rensselaer Walmart

Zoning

B-2

Topography

Level-Gently Rolling

School District

Rensselaer Central Schools

Annual Taxes

\$389.02



Pat Karst
Huntington, IN
260.224.0415
patk@halderman.com



John Bechman
West Lafayette, IN
765.404.0396
jbechman@halderman.com



Owner: Farm Credit Services
Mid-America, FLCA

HALDERMAN
REAL ESTATE & FARM MANAGEMENT

HLS# PJK-12250 (18)

800.424.2324 | halderman.com



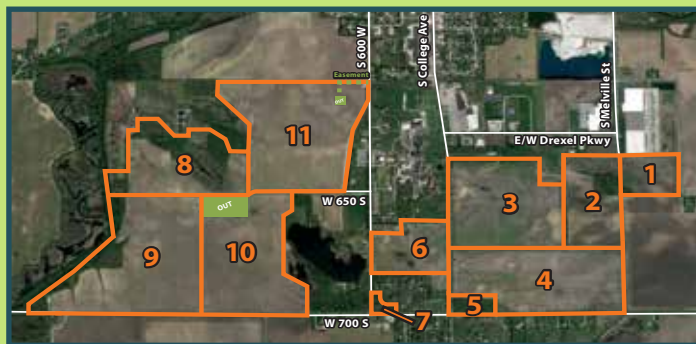
ABSOLUTE Auction

October 29th • 3:30 p.m. CST
Jasper County Fairground

14 Ready to Develop Commercial Lots

Also Available At Auction

October 29th • 6:30 p.m. CST • Jasper County Fairgrounds Community Building



869^{+/-} acres
11 TRACTS

Large Tracts of Productive Farmland Recreational & Building Lots

Seller: Farm Credit Services Mid-America, FLCA



2.5% Buyer's Premium

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 **ABSOLUTE** at public auction on October 29, 2018. At 3:30 PM CST, 19.81 acres, more or less, will be sold at the Jasper County Fairgrounds Community Building, Rensselaer, IN. This property will be offered in fourteen 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 Pat Karst at 800-424-2324 or John Bechman at 765-404-0396 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.**

BUYER'S PREMIUM: The buyer's premium is 2.5% of the purchase price.

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 Quitclaim 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.

CLOSING: The closing shall be on or before December 31, 2024.
POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

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.

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

VERIFICATION BY ANY PARTIES RELYING UPON THE VALIDITY OF ITS ACCURACY, AND NO WARRANTIES OR DISCLOSURES IS ASSUMED BY THE SELLERS OR HRES. AIRS KETCHES AND DISCLOSURES IS IN THIS DOCUMENT 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 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.