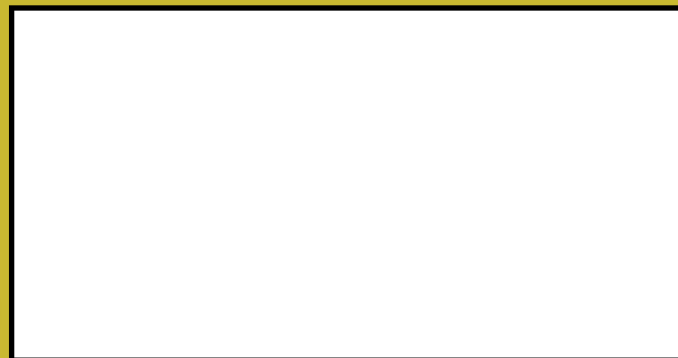


Lancaster & Wayne Townships | Huntington County

Auction

November 12th • 6:30 P.M.

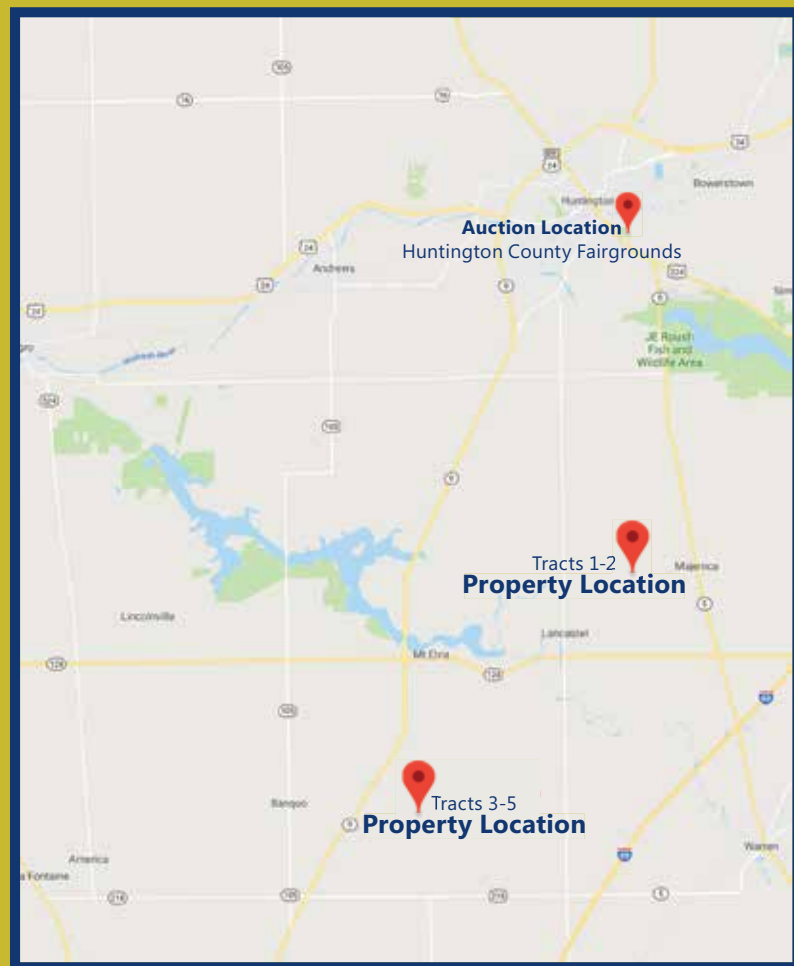
Huntington County Fairgrounds



Large Tracts of Land - Great Soils

Country Residence

285± Acres
5 TRACTS



Tract Breakdown

285±/- Total Acres

260.5±/- Tillable,

10±/- Wooded,

1.7±/- CRP,

3.2±/- Non-Tillable,

6±/- Home Site,

3.6±/- Other

PLACE BID

Online Bidding
Available



Auction

Lancaster & Wayne Townships
Huntington County

November 12th • 6:30 P.M.

Huntington County Fairgrounds

631 E Taylor St, Huntington, IN 46750

285± Acres
5 TRACTS

Large Tracts of Land - Great Soils
Country Residence

Owner: J. Arthur Sr. & Marjorie
Gard Revocable Living Trust

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# RAJ-12247 (18)

800.424.2324 | halderman.com

Rick Johnloz
Bluffton, IN

260.827.8181

rickj@halderman.com

Jon Rosen
N. Manchester, IN

260.740.1846

jonr@halderman.com

Pat Karst
Huntington, IN

260.224.0415

patk@halderman.com

Property Information

LOCATION

The SE corner of the intersection of CR 350 S & 200 W. Also, the SW corner of 900 S & 1000 W

SCHOOL DISTRICT

Huntington Community Schools

ANNUAL TAXES

\$10,001.12

(amount based off of original 320 acres, only 285 acres will be sold.)

ZONING

Agricultural

TOPOGRAPHY

Level

DITCH ASSESSMENT

\$351.90

Open Houses held at Tract 5:
October 9th & 20th
5 - 6:30 p.m.

Soil Information

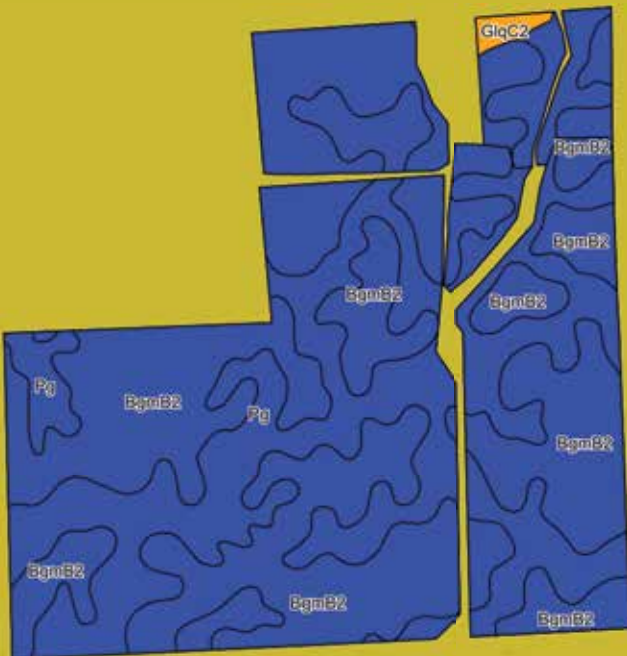
Tracts 1-2

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Soybeans	Corn
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	73.55	44	137
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	70.91	47	157
Weighted Average		45.5	146.8	



Tracts 3-5

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Soybeans	Corn
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	74.44	44	137
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	48.83	47	157
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.81	30	120
Weighted Average		45.1	144.8	



Tract Information

Tract 1 - 80+/- Acres

78+/- Tillable, 1.7+/- CRP, 0.3+/- Other

Tract 2 - 77+/- Acres

66.5+/- Tillable, 10+/- Wood, 0.5+/- Other

Tract 3 - 88+/- Acres

87+/- Tillable, 1+/- Other

Tract 4 - 34+/- Acres

29+/- Tillable, 3.2+/- Non-Tillable, 1.8+/- Other

Tract 5 - 6+/- Acres - Home Site

1,972 square foot home with 3 bedrooms,
2 bathrooms and attached garage.
Frame barn and several outbuildings.



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

Terms & Conditions

METHOD OF SALE: Haldeman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 12, 2018. At 6:30 PM, 285 acres, more or less, will be sold at the Heritage Hall, Huntington County Fairgrounds, Huntington, IN. This property will be offered in five 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 Rick Johnloz at 260-827-8181; Jon Rosen at 260-740-1846; or Pat Karst at 800-424-2324, 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(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.

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 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 Trustee's Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Huntington 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 December 21, 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. Possession of the buildings will be at closing.

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 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: Haldeman 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.