

Bane-Welker Equipment 9788 N. SR 25 - Wingate, IN 47994

123.66^{+/-} Acres - 2 Tracts

121.23^{+/-} Tillable • **2.43**^{+/-} Non-Tillable

Calify Familians

Tract 1
34.1^{1/-} Total Acres

33.81^{±/2}Tillable 0.29^{±/2}Non-Tillable Tract 2
89.56*/- Total Acres

87.42^{‡/-}Tillable 2.14^{‡/-}Non-Tillable



Property Information

LOCATION

Two miles NE of Newtown,
along CR 800 N & County Line Road

ZONING Agricultural

TOPOGRAPHY
Level to Gently Rolling

SCHOOL DISTRICT
Southeast Fountain School Corporation

ANNUAL TAXES \$3,139.82







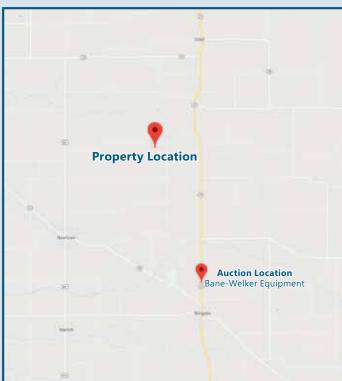
Wabash, IN 46992

Richland Twp - Fountain County ucian

December 13th • 6:30 p.m. • Bane-Welker Equipment

.23^{+/-} Acres - 2 Tracts

Quality Farmland







Weighted Average			158	48
RdvA	Raub silt loam, 0 to 2 percent slopes	2.20	173	54
WmpB2	Wea loam, 2 to 6 percent slopes, eroded	2.41	139	46
TfdA	Throckmorton silt loam, 0 to 2 percent slopes	4.52	150	51
ObmC2	Octagon silt loam, 6 to 12 percent slopes, eroded	5.98	132	45
ObmB2	Octagon silt loam, 2 to 6 percent slopes, eroded	43.88	142	48
ChqA	Chalmers silty clay loam, 0 to 1 percent slopes	64.67	172	48
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

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 December 13, 2018. At 6:30 PM, 123.66 acres, more or less, will be sold at Bane-Welker Equipment, Wingate, IN. This property will be offered in two tracts as individual units 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 Gary Bohlander at 765-794-0221, 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. A

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, 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 serve the right to accept or reject any and all bids. All 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 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.

CLOSING: The closing shall be on or before January 18, 2019. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land 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.

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.

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