

Skelton, Owen & Boon Townships, Warrick County

ABSOLUTE

Auction

February 27th • 1 p.m. CST

Warrick County 4-H Center - Alcoa Building

133 County Rd 100 N (Degonia Road), Boonville, IN 47601

2,350[±] acres

26 TRACTS

**Large Contiguous Crop Acres,
Commercial Building in Prime Location,
Improved Pastures & Farm Headquarters**



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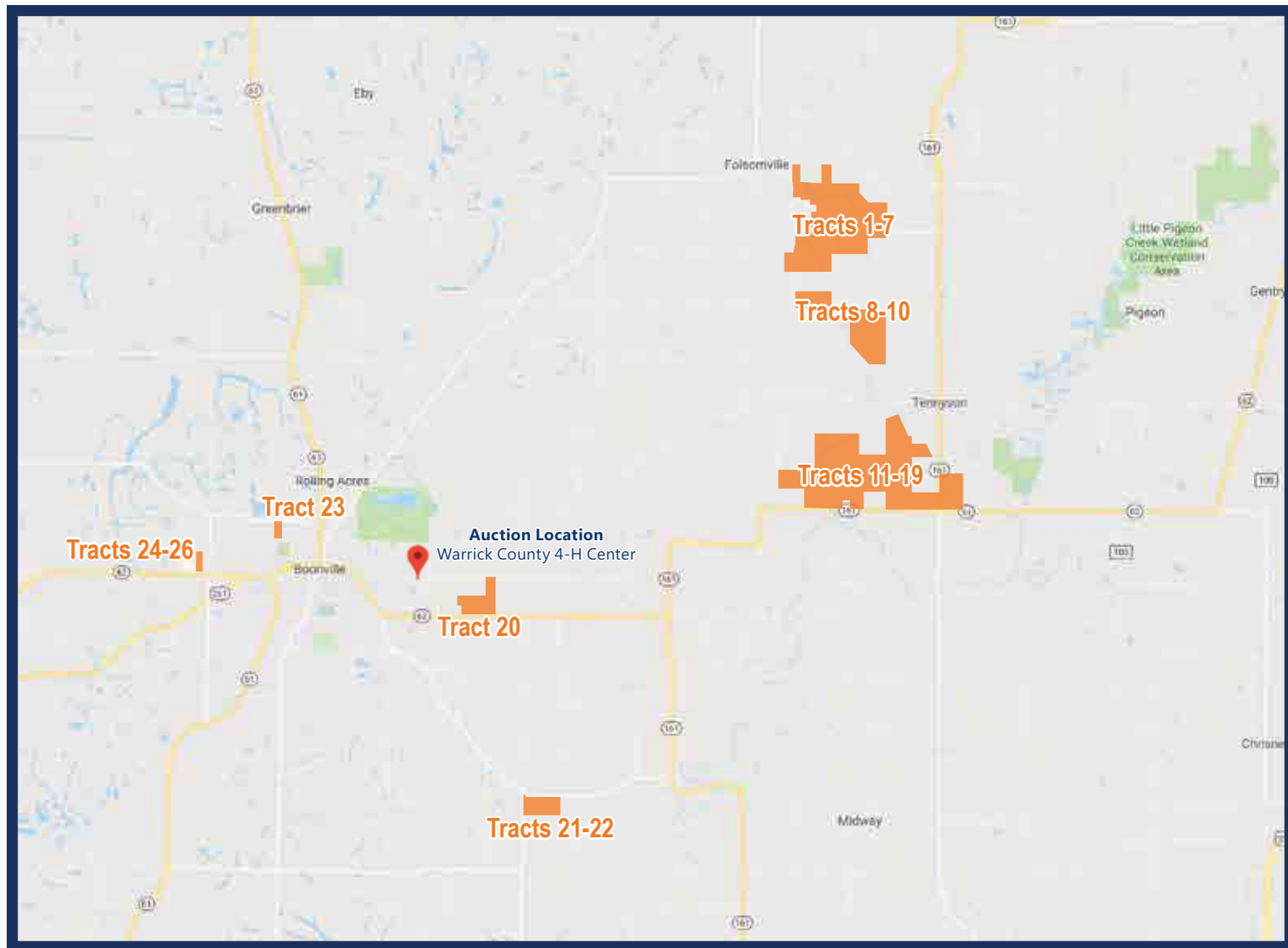
Owner: Hendrickson

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# TML-12262 (19)

800.424.2324 | halderman.com



Terms & Conditions

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU100027

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property ABSOLUTE at public auction on February 27, 2019. At 1:00pm CST, 2,350 acres, more or less, will be sold at the Warrick County 4-H Center, Alcoa Building, Boonville, IN. This property will be offered in twenty-six 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 Todd Litten at 812-327-2466; Dave Bonnell at 812-343-4313; Michael Bonnell at 812-343-6036 or Andy Howell at 812-620-1121, 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. Buyer to receive all income from farm products planted in 2019.

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: 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 Sheriff's deed to transfer title.

EVIDENCE OF TITLE: The Sellers will provide a Title Insurance Commitment. Buyer(s), at Buyer's expense, is responsible for payment at closing of any premium for the Title Insurance Policy. 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 due and payable after the date of closing shall be the property of the Buyer(s); any CRP payments due and payable prior to date of closing shall be the sole property of Sellers. 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 March 31, 2019 or 15 days after all survey & title work is completed. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing. Possession of the buildings will be 30 days after closing. Possession of the grain storage bins and grain systems will be June 1, 2019.

REAL ESTATE TAXES: The Sellers will pay real estate taxes due and payable in May 2019. The Buyer(s) will pay the taxes due and payable in November 2019, and all taxes thereafter.

DITCH ASSESSMENTS: Seller will pay the ditch assessments due with the taxes in May 2019, and Buyer(s) will pay the ditch assessment taxes due in November 2019 and all assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION: At time(s) mutually agreeable to Sellers, 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, is the auctioneer appointed to conduct the sale by order of Court in that certain proceeding styled, "Don Klippel, et. al. v. Donald Hendrickson, et. al. Warrick Circuit Court, Cause No. 87C01-1702-PL-000210".

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.

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PROPERTY INFORMATION

LOCATION

Eastern Warrick County

ZONING

Agricultural

TOPOGRAPHY

Gently Rolling to Rolling

SCHOOL DISTRICT

Warrick County School Corporation

ANNUAL TAXES

\$59,613.36 - for all parcels



TRACT INFORMATION

Tract 1 - 82.5[±] Total Acres

45.9[±] Wooded
12.6[±] Pond/Lake
23[±] Pasture
1[±] Other

Tract 2 - 204[±] Total Acres

31[±] Wooded
1[±] Building Sites
171[±] Pasture
1[±] Other

Tract 3 - 40[±] Total Acres

38.36[±] Tillable
1.64[±] Other

Tract 4 - 40[±] Total Acres

36.38[±] Tillable
2[±] Wooded
1.62[±] Other

Tract 5 - 152.25[±] Total Acres

119.72[±] Tillable
2.85[±] Wooded
1.2[±] Building Sites
24.9[±] Pasture
3.58[±] Other

Tract 6 - 145.775[±] Total Acres

122.2[±] Tillable
3.88[±] Pond/Lake
4[±] Building Sites
8.12[±] Pasture
7.575[±] Other

Tract 7 - 92.5[±] Total Acres

71.33[±] Tillable
13[±] Wooded
6.61[±] Pasture
1.56[±] Other

Tract 8 - 79.12[±] Total Acres

72.72[±] Tillable
2.3[±] Wooded
4.1[±] Other

Tract 9 - 80[±] Total Acres

73.6[±] Tillable
4.4[±] Wooded
2[±] Other

Tract 10 - 140[±] Total Acres

119[±] Tillable
20.1[±] Wooded
0.9[±] Other

Tract 11 - 100[±] Total Acres

53.5[±] Tillable
19[±] Wooded
26.5[±] Pasture
1[±] Other

Tract 12 - 172[±] Total Acres

127.84[±] Tillable
35.35[±] Wooded
4.2[±] Pasture
4.61[±] Other

Tract 13 - 167.553[±] Total Acres

158[±] Tillable
4[±] Wooded
1[±] Building Sites
4.553[±] Other

Tract 14 - 186[±] Total Acres

163.5[±] Tillable
14.5[±] Wooded
6.7[±] Pasture
1.3[±] Other

Tract 15 - 178.25[±] Total Acres

133.2[±] Tillable
39.5[±] Wooded
5.55[±] Other

Tract 16 - 114.5[±] Total Acres

112.45[±] Tillable
2[±] Wooded
0.05[±] Other

Tract 17 - 8[±] Total Acres

4.5[±] Building Sites
3.4[±] Pasture
0.1[±] Other

Tract 18 - 52.5[±] Total Acres

50.74[±] Tillable
1.6[±] Wooded
0.16[±] Other

Tract 19 - 105.262[±] Total Acres

95[±] Tillable
6.5[±] Wooded
3.762[±] Other

Tract 20 - 97.5[±] Total Acres

95.41[±] Tillable
2.09[±] Other

**Tract 21 - 2.5[±] Total Acres
All Building Site****Tract 22 - 77.5[±] Total Acres**

70.54[±] Tillable
5.73[±] Wooded
1.23[±] Building Sites

Tract 23 - 18.43[±] Total Acres

17[±] Tillable
1.43[±] Building Sites

Tract 24 - 9.488[±] Total Acres

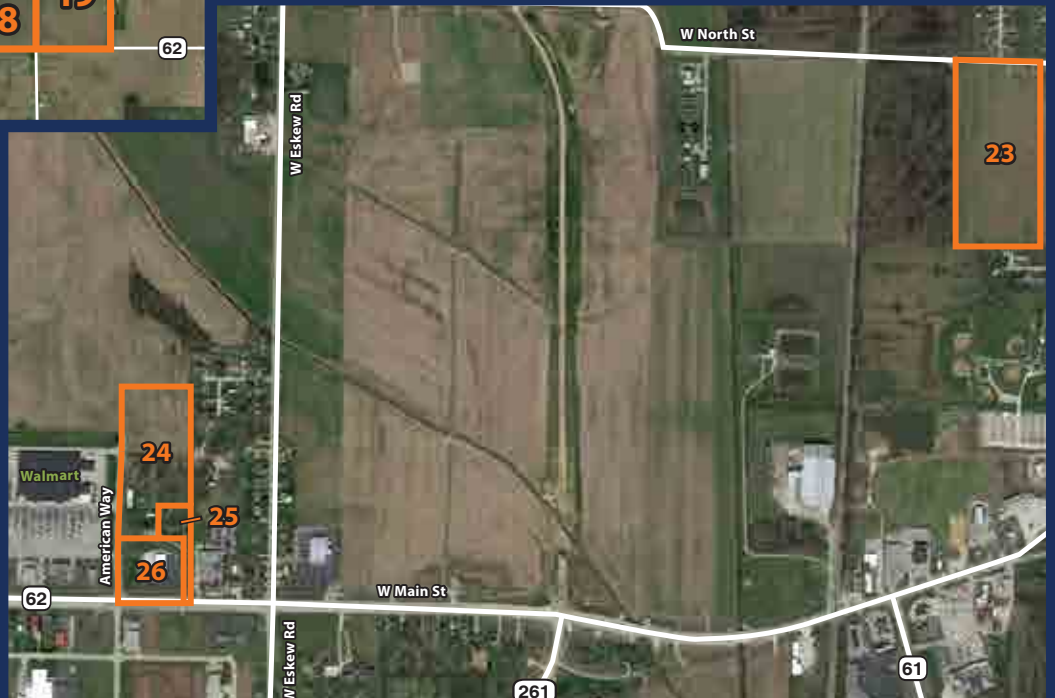
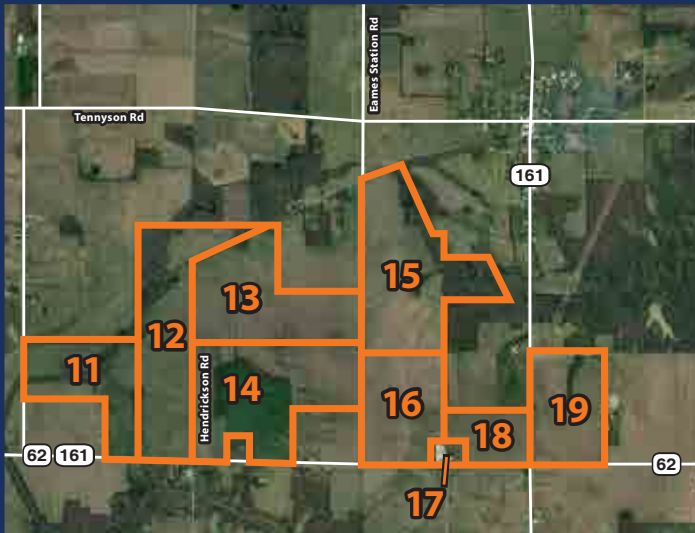
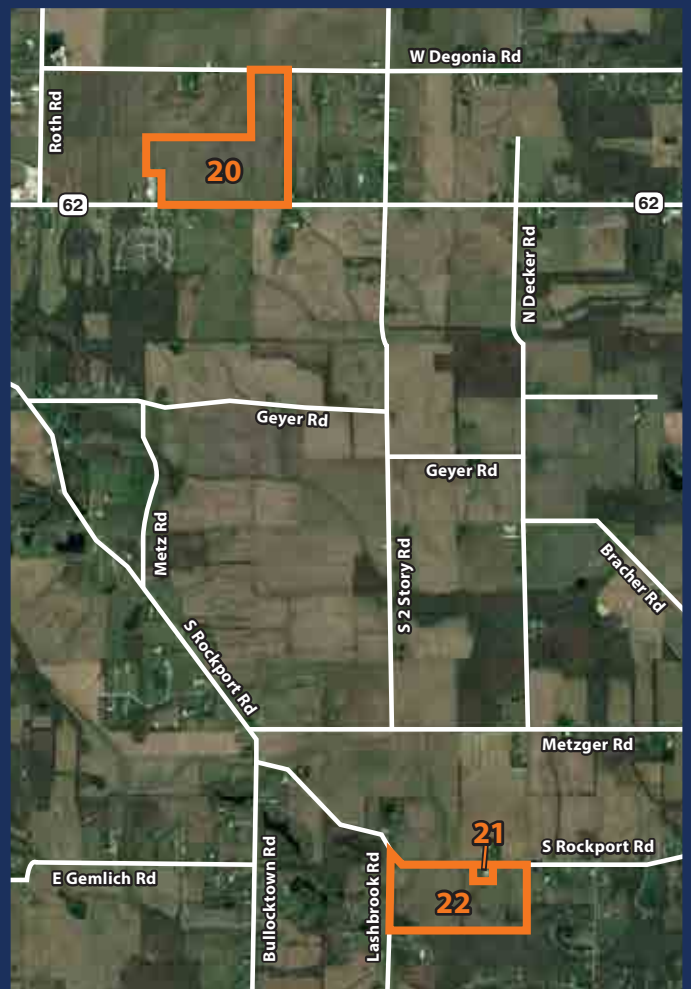
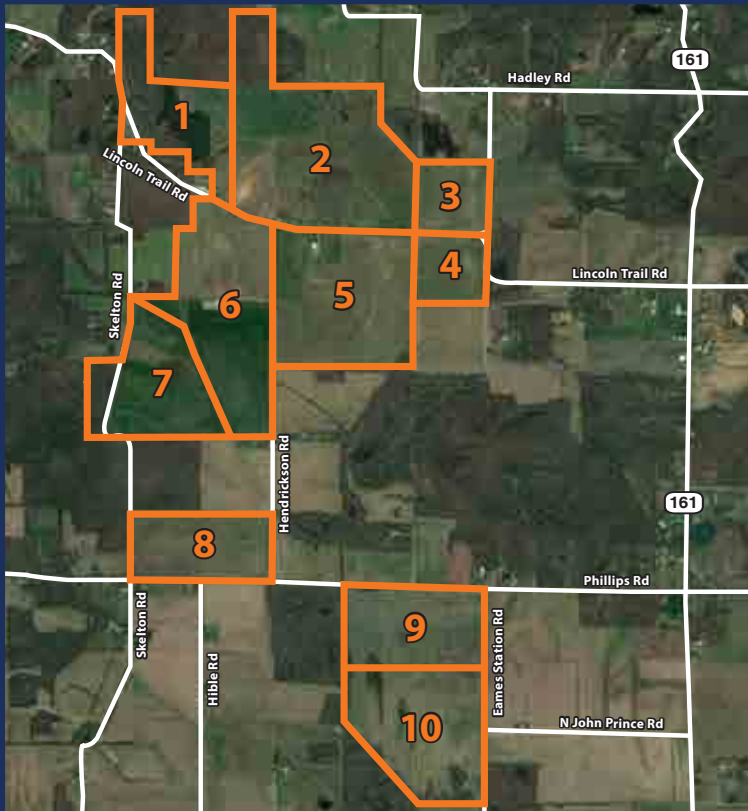
4.76[±] Tillable
4.728[±] Building Sites

**Tract 25 - 1.3[±] Total Acres
All Building Site****Tract 26 - 3.75[±] Total Acres
All Building Site**

PROPERTY BREAKDOWN

2,350.678[±] Total Acres

**1,735.25[±] Tillable
249.73[±] Wooded
16.48[±] Ponds/Lakes
31.188[±] Building Sites
274.43[±] Pasture
43.6[±] Other**



OPEN HOUSES

Representatives Available at 6, 17, 21, 25 & 26

February 10th • 1 - 3 p.m. CST

February 20th • 11 a.m. - 2 p.m. CST

BUILDING DESCRIPTIONS

2



Tract 2 **House**

3 bedroom, 1 bathroom, brick house with attached carport. Home includes central air, LP gas, 100 amp electric service and outside garden shed. Full unfinished basement with washer & dryer hook up, hot water heater and LP gas furnace.

Feedlot

202 foot H-bunk concrete feed bunk – cattle can eat from both sides, wire panels run down the middle of the bunk to split one side from the other. 12' concrete feed pad on both sides of the bunk

5



Tract 5 **Hay/Cattle Barn**

6 – 18' bay, 1- 12' bay x 40' deep
Electric and water, compact floor

6



Tract 6 **Cattle Barn**

120' x 90' + 18' overhang
J-bunks, mirror fount waterers, 6-7' concrete sidewalls
Bunker silo – inside Aprox. 30 x 60 x 7'

17



Tract 17 **4 Barns**

24' x 60' Wood Sided Barn, 40' x 104' Open Front Barn,
48' x 144' Open Front Barn, 20' x 30' Fuel Barn

Shop

32' x 40' with 60' x 60' addition including office & shop area with heat/AC

Grain System

4 bins - 72,000 +/- bushels, 70' grain leg, 100' grain leg

Home

3 Bedroom, 1 Bathroom

Tract 21

Home

3,422 square foot home with 3 bedrooms & 2 bathrooms and attached 2 car garage. Includes full finished basement, finger septic system, garden shed and concrete back porch.

Barn

40' x 60' Metal construction pole barn, Natural gas heated, insulated inside, 2 - 12 ft tall overhead doors, 2 - 8ft tall overhead doors

21



Tract 24

Shop behind NAPA

42' x 60' bay, concrete floor, drain in center of shop, radiant ceiling heat, blown in ceiling insulation
Three 12' overhead doors, Steel trusses, 200 amp service, 16' wide paint bay, insulated walls with drywall covering & overhead door

Back shed

2 - 32 x 64 sections - 6 bays total 32' x 128', compact floor slopes to rear of building

Additional Buildings

36x120 pole shed, steel frame garage & mobile home

24



25



Tract 25

Home

2,304 square foot 3 bedroom, 3 full bath home with 6' porch with natural gas, on slab. 32' x 32' attached garage and 7' porch length of garage

Tract 26

Napa Auto Parts Store

70' wide x 154'

Front parts part 42' x 70' wide

Middle parts room 20'

Shop is heated with radiant ceiling heat & uses recycled motor oil
4 overhead west & 3 overhead east doors

Parts room shop rebuilt in 2014 and includes sprinkler system, Metal siding on ceiling, metal inside lining wall, 4 above ground lifts on west side & 1 lift on east side, drains go into field bed

26





HALDERMAN

REAL ESTATE & FARM MANAGEMENT

PO Box 297

Wabash, IN 46992

Skelton, Owen & Boon Townships, Warrick County

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PLACE BID

**Online Bidding
Available**

