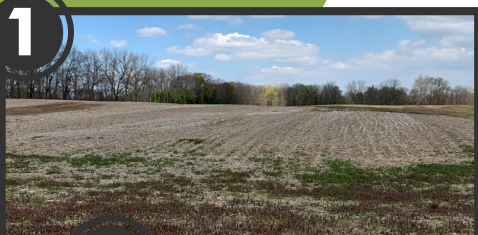


AUGUST 24th | 6:30 pm EST
AUCTION
NOBLE COUNTY FAIRGROUNDS

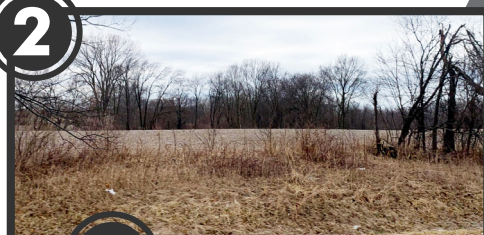
4 Tracts in
Kendallville, IN

**Tillable &
Woods Mix**
plus business location
potential (Tract 1)

1



2



3



4



Terms and Conditions

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 24, 2021. At 6:30 PM, 189 acres, more or less, will be sold at the Noble County Fairgrounds, Kendallville IN. This property will be offered in four 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 Jon Rosen at 260-740-1846 or Neal Wolhuter at 260-336-2219, 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 2021 farm income.

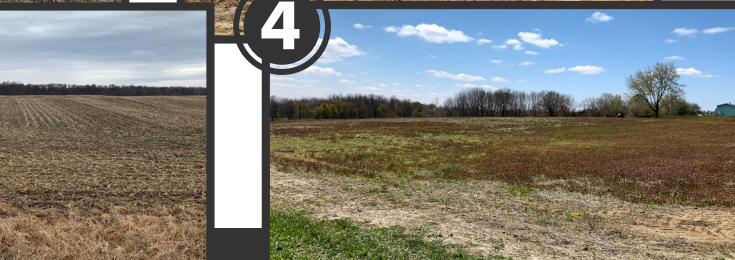
DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND 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 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 October 8, 2021. The Sellers have the



choice to extend this date if necessary.

POSSESSION: Possession of the land will be at closing, subject to the tenant's rights.

REAL ESTATE TAXES: The seller will pay the 2020 property taxes due and payable in 2021. The buyer will not receive a credit toward the purchase price for 2021 due in 2022, but instead the seller will pay the estimated taxes to the Noble County Treasurer. The closing agent will provide a form for the Noble County Treasurer with the estimated amount due to be turned in with the property taxes.

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: 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. 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.

KENDALLVILLE, IN

ORANGETWP | NOBLE CO

August 24th | 6:30 pm EST
AUCTION

EXCELLENT MIX OF TILLABLE & WOODLAND ACREAGE

PICTURED TRACT 3

AUCTION LOCATION

Noble County Fairgrounds
580 Fair Street | Kendallville, IN

**189.25^{+/-} total
acres**

4 TRACTS



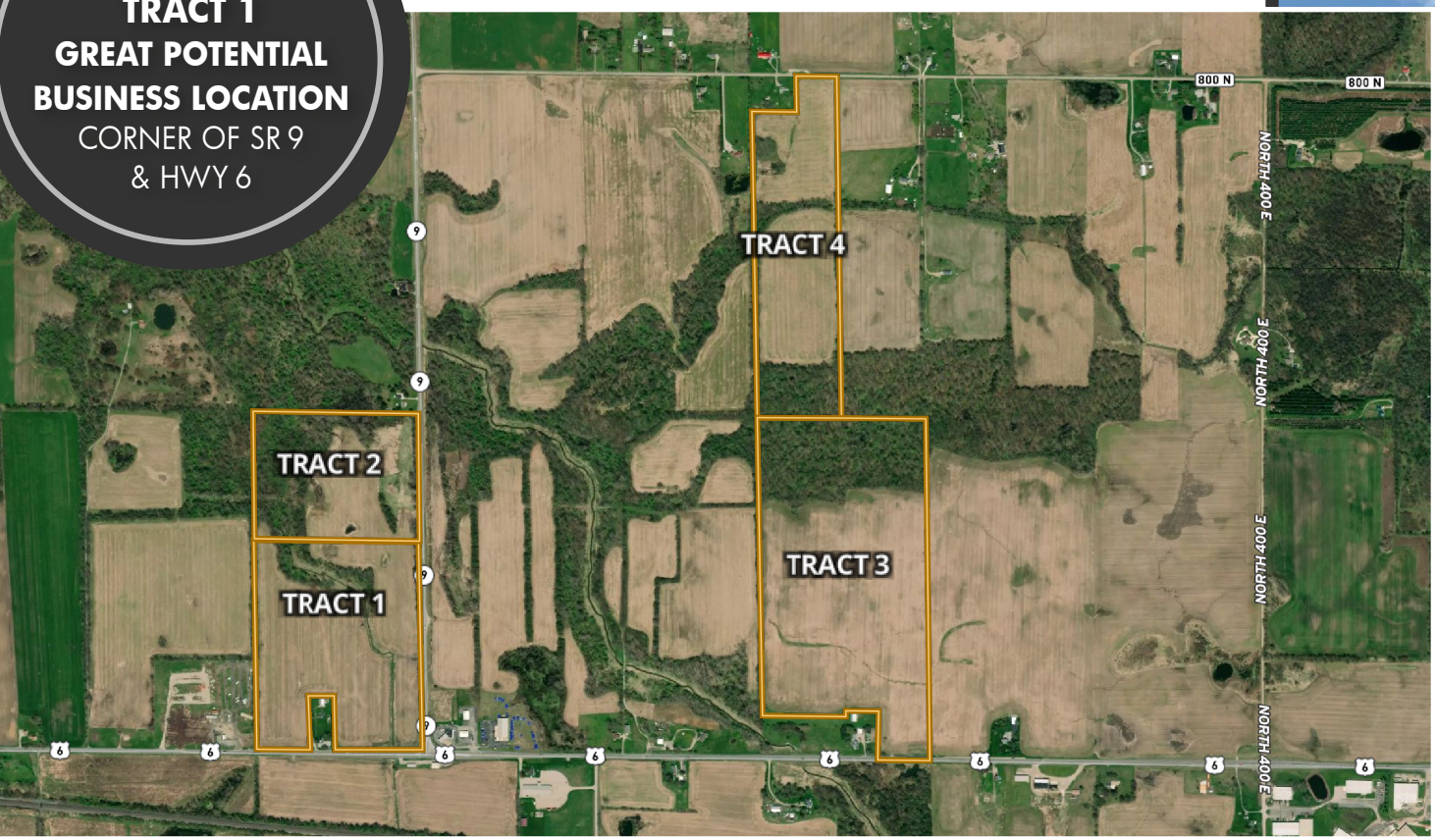
Jon Rosen
260.740.1846
jonr@halderman.com



Neal Wolhuter
260.336.2219
nealw@halderman.com

PICTURED TRACT 4

TRACT 1
GREAT POTENTIAL
BUSINESS LOCATION
CORNER OF SR 9
& HWY 6



TRACT 1: 48+/- Acres
40+/- Tillable • 7+/- Wooded

TRACT 2: 30.2+/- Acres
11+/- Tillable • 19+/- Wooded

TRACT 3: 73.3+/- Acres
52.2+/- Tillable • 21+/- Wooded

TRACT 4: 37.75+/- Acres
27+/- Tillable • 10+/- Wooded

PROPERTY LOCATION
Northwest corner of the intersection
of SR 9 and HWY 6.

Approx. 1/2 mile east of the same
intersection on the north side of the
HWY. In addition, approx. 1/2 mile
east of SR 9 and CR 800 N on the
south side of the CR.

TOPOGRAPHY
Gently Rolling to Rolling

ZONING
Agricultural

SCHOOL DISTRICT
East Noble School District

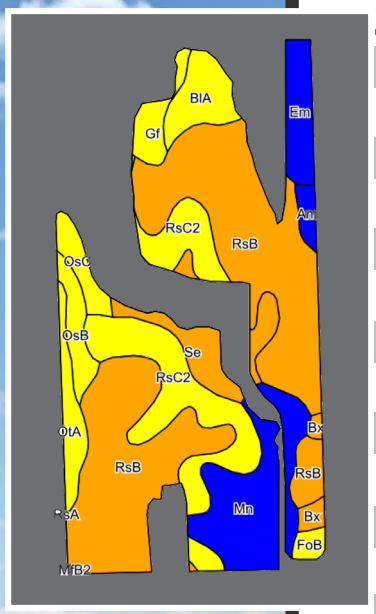
ANNUAL TAXES
\$2,827.84

189.25+/- total acres

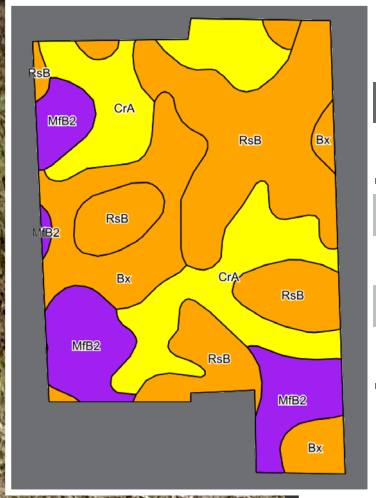
Additional information including photos are available at halderman.com.
Online bidding is also available to place a bid. Visit halderman.com
or download the **Halderman App**. Please register prior to the auction.



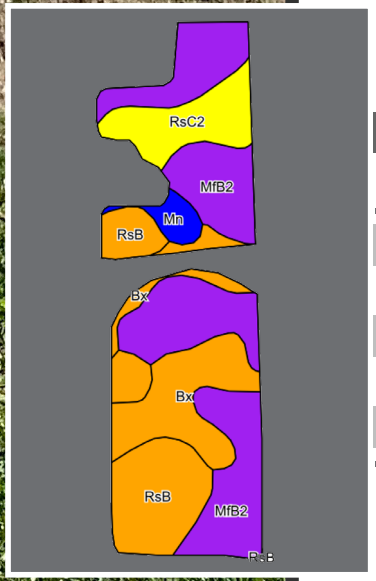
DOWNLOAD THE HALDERMAN APP
Instant directions to
property tracts and
auction details.



TRACTS 1 & 2 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
RsB	Riddles sandy loam, 1 to 6 percent slopes	23.12	143	49
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	8.45	129	45
Mn	Milford silty clay loam, 0 to 2 percent slopes	6.02	154	43
Se	Sebewa loam, drained, 0 to 1 percent slopes	2.72	133	37
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	2.19	142	52
Em	Edwards muck, drained	2.07	137	36
OtA	Oshtemo sandy loam, 0 to 2 percent slopes	1.63	110	39
OsB	Oshtemo loamy sandy, 2 to 6 percent slopes	1.41	105	37
Gf	Gilford sandy loam, till plain, 0 to 2 percent slopes	1.25	146	33
OsC	Oshtemo loamy sand, 6 to 12 percent slopes	1.17	95	33
Am	Adrian muck, drained, 0 to 1 percent slopes	0.57	144	40
Bx	Brookston silt loam	0.54	175	49
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	0.47	98	33
MfB2	Miami loam, 2 to 6 percent slopes, eroded	0.07	143	49
WEIGHTED AVERAGE (WAPI)			138	45



TRACT 3 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
RsB	Riddles sandy loam, 1 to 6 percent slopes	20.24	143	49
CrA	Crosier loam, 0 to 2 percent slopes	13.64	154	50
MfB2	Miami loam, 2 to 6 percent slopes, eroded	9.24	143	49
Bx	Brookston silt loam	9.03	175	49
WEIGHTED AVERAGE (WAPI)			151.4	49.3



TRACT 4 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
MfB2	Miami loam, 2 to 6 percent slopes, eroded	12.32	143	49
RsB	Riddles sandy loam, 1 to 6 percent slopes	5.67	143	49
Bx	Brookston silt loam	5.10	175	49
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	3.09	129	45
Mn	Milford silty clay loam, 0 to 12 percent slopes	0.79	154	43
WEIGHTED AVERAGE (WAPI)			147.8	48.4