

Mostly Tillable
Land with
Great Drainage
Outlets

AUCTION

October 26th | 6:30 pm EST

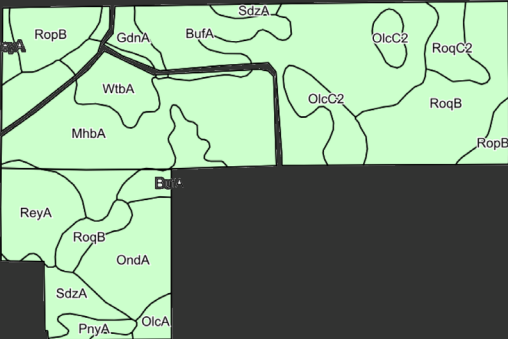
2 TRACTS

150.5^{+/-}
total acres

AUCTION LOCATION

ARGOS COMMUNITY
CENTER

202 West Street
Argos, IN 46501



PROPERTY LOCATION

Approximately 1/4 mile south of
SR 10 and Muckshaw Rd on the
east side of Muckshaw.
Approximately 1/4 mile south of
SR 10 and Maple Rd on the west
side of Maple Rd. Generally in the
northeast corner of Muckshaw Rd
and CR 17A.

ZONING
Agricultural

TOPOGRAPHY
Level

SCHOOL DISTRICT
Argos Community Schools

ANNUAL TAXES
\$2,872.26

DITCH ASSESSMENT
\$413.90



TRACT 1: 115.5^{+/-} Total Acres 110.2^{+/-} Tillable

TRACT 2: 35^{+/-} Total Acres 34.8^{+/-} Tillable

24' x 21 7,500 bu Grain Bin • 30' x 27 13,500 bu Grain Bin
10' x 24 1,500 bu Wet Bin • Hutchinson Auger 10" 65' PTO drive
Speed King Auger 8" 54' Electric • SuperB Grain Dryer 220 volt

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
MhbA	Maumee mucky loamy fine sand, 0 to 1 percent slopes	53.21	136	28
RoqB	Riddles-Metea complex, 1 to 5 percent slopes	20.19	128	45
BufA	Bronson sandy loam, 0 to 1 percent slopes	13.18	121	41
OndA	Owosso sandy loam, 0 to 2 percent slopes	10.39	136	48
ReyA	Rensselaer loam, 0 to 1 percent slopes	10.12	167	49
RopB	Riddles-Oshtemo fine sandy loam, 1 to 5 percent slopes, eroded	8.14	125	44
OlcC2	Oshtemo sandy loam, 5 to 10 percent slopes, eroded	6.88	96	34
WtbA	Whitaker loam, 0 to 1 percent slopes	6.59	154	50
SdzA	Selfridge-Crosier complex, 0 to 1 percent slopes	5.65	139	43
RoqC2	Riddles-Metea complex, 5 to 10 percent slopes, eroded	4.23	114	40
GdnA	Gilford mucky sandy loam, 0 to 1 percent slopes gravelly subsoil	2.80	153	43
PnyA	Pinhook sandy loam, 0 to 2 percent slopes	1.85	139	33
OlcA	Oshtemo sandy loam, 0 to 1 percent slopes	1.78	109	38



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AUCTION

OCTOBER 26TH | 6:30 pm EST

ARGOS COMMUNITY CENTER

150.5^{+/-} total acres

MOSTLY TILLABLE • GREAT DRAINAGE OUTLETS • AMPLE ROAD FRONTAGE



Terms and Conditions



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 26, 2021. At 6:30 PM, 150 acres, more or less, will be sold at the Argos Community Center, Argos, 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 Jon Rosen at 260-740-1846, 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 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.

ONLINE BIDDING IS ALSO AVAILABLE!
TO PLACE A BID, download the **Halderman App** or visit **halderman.com**.
Be sure to register prior to the auction.



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

CLOSING: The closing shall be on or before, and no later than, December 23, 2021.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights. Possession of the buildings will be at closing, subject to the tenant's rights. The current tenants have possession of the grain bins until July 1, 2022.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2021 due 2022. Buyer will be given a credit at closing for the 2021 real estate taxes due 2022 and will pay all taxes beginning with the spring 2022 installment and all taxes thereafter.

DITCH ASSESSMENTS: Buyer(s) will pay the 2022 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: 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. 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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Instant directions to property tracts and auction details.

