

July 23rd at 10:00 am ET AUCTION

AUCTION LOCATION (ON-SITE):
145 S 300 E, Decatur, IN 46733

6[±] Acres (2 tracts) & Buildings Auction | Saturday, July 23rd at 10:00 am ET
Personal Property & Equipment Auction will follow immediately afterwards

PROPERTY LOCATION

3 miles east of Monroe, IN

UTILITIES

Nipsco Gas

ELECTRICITY

I & M

ZONING

Agricultural

TOPOGRAPHY

Level

SCHOOL DISTRICT

Adam Central Community
Schools

ANNUAL TAXES

\$1,860

DITCH ASSESSMENT

\$10

In addition to accepting bids live, you
can also place bids via phone.

For more information regarding the
auction, visit halderman.com.



TRACT 1



2.077[±] Building Site Acres

TRACT 2



36' x 80' Garage/Shed

3.923[±] Building Site Acres



60' x 120' x 16' Barn

NEW!
in 2018



40' x 80' x 16' Shed/Shop

TRACTORS: John Deere 4440 2800 original hrs **COMBINE:** John Deere 6R30 corn head **TILLAGE:** Dawn 6R30 Strip Till Bar w/ Montag Fertilizer Cart, Hiniker Row Crop Cultivator, White 549 Moldboard Plow **TRAILERS:** Dual Axel Enclosed Trailer, Semi Trailers-various lengths, All Steel Hopper Bottom Trailer **WAGONS:** Gravity Wagons **PLANTERS:** John Deere 7000 12R30 Planter **TRUCKS:** International 2070A Tri-Axle Dump Truck **MISC:** Fox Styrofoam Building Forms, CAT 935B Dozer Loader, John Deere 1508, Bat-Wing Rotary Mower, Misc tools & Shop items, Clipper Grain Cleaner, Stainless Steel Saddle Tanks, Detroit 4 cyl Engine, Stack-On Gun Safe, JM Industries ATV Sprayer, John Deere 750 No-Till Drill-Makers & Unverferth Seed Auger, Spiecher Ditching Machine, Vermeer M475 Trencher, 2001 Buick Park Avenue, Misc tools & Shop items

For a full equipment list, including pictures, visit harmeyerauction.net.



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Rusty Harmeyer
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FARM: Blue Creek Township HLS# RAJ-12796 (22)



Halderman
AUCTION & APPRAISAL CO.

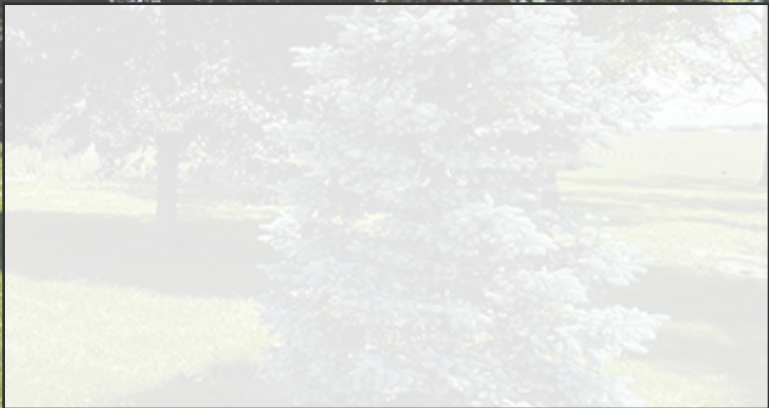
HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

ONLINE AUCTION

at halderman.com

July 23rd, at 10:00 am ET



ADAMS CO | BLUE CREEK TWP

6^{+/-} Acres (2 tracts) & Buildings Auction | Personal Property & Equipment Auction

OPEN HOUSES

Monday, July 11 from 6:00 pm - 9:00 pm ET
Thursday, July 14 from 6:00 pm - 8:00 pm ET
by appointment contact Rick Johnloz 260.827.8181
or Rusty Harmeyer 765.570.8118



Barn Interior



Shed/Shop Interior

POTENTIAL BUILDING SITES • FARM BUILDINGS • EQUIPMENT

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will be holding a public auction on July 23, 2022 at 10:00 AM ET selling Six (6) acres, more or less, followed by the sale of personal property and equipment immediately after. This public auction will take place, on-site, at 145 S 300 E, Decatur, IN 46733. 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 Rick Johnloz at (260)827-8181, at least two days prior to the sale.

ACREAGE: The acreage listed in this brochure is actual and has been confirmed by a staked survey.

SURVEY: New survey completed May 2022 at the seller's expense.

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 September 1, 2022.

POSSESSION: Possession of the land and buildings will be at closing. The possession of the personal property and/or equipment will be the day of sale, after purchase is paid in full.

REAL ESTATE TAXES: The property taxes will be prorated to the day of closing.

DITCH ASSESSMENTS: The ditch assessment will be prorated to the day of closing.

MINERAL RIGHTS: Buyer will receive all of the seller's mineral rights.

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.

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



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