

RURAL HOME • ACREAGE • FARM BUILDINGS

WELLS CO, LANCASTER TWP



ONLINE at halderman.com AUCTION

Thursday, September 14th | 2:00 pm - 6:00 pm ET

2.243[±] total acres

PROPERTY LOCATION

4 miles north of Craigville, IN or
7 miles west of Decatur, IN
7370 E US 224, Craigville, IN 46731

OPEN HOUSES

Mon., August 14, 4:00 pm - 6:00 pm ET
Sat., August 19, 11:00 am - 1:00 pm ET
Thurs., August 31, 4:00 pm - 6:00 pm ET

SCHOOL DISTRICT

Northern Wells Community Schools

TOPOGRAPHY

Level

ZONING

A-1 Agricultural



SCAN TO REGISTER FOR THE AUCTION

TO PLACE A BID, visit
halderman.com. Please
register prior to the auction.

FARM: GRS Holdings LLC, HLS# RAJ-12928



1,952 SQ FT 2 Story Home

4 Bedrooms • 2 Baths (recently remodeled)
Living Room • Family Room • Office/Den
Central Air Conditioning • Gas Furnace
Private Septic • Private 5" Water Well

672 SQ FT Basement

Concrete Floor • Storage • Mechanical

14' x 22' One Car Attached Garage

Concrete Floor • Overhead Door (w/ electric opener)

Additional information including a drone flight
and photos are available at halderman.com.

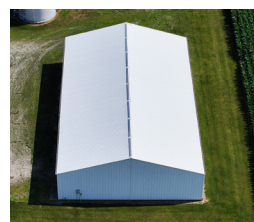


Rick Johnloz
260.827.8181
rickj@halderman.com



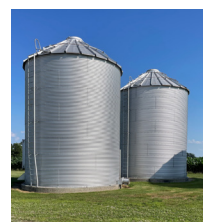
6,500 SQ FT Historical Pin Frame Barn

Old Timber Pin Framed • Hay Loft • Metal Roof
Livestock Pens • Wood Sided • Concrete/Dirt Floors



54' x 90' Pole Barn

Steel Side & Roof
18' Overhead Door
(w/ electric opener)



(3) Grain Bins

15,000 bu • Fans
Drying Floors



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

September 14th, 2:00 pm - 6:00 pm ET

ONLINE at halderman.com

AUCTION

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**RURAL 4 BED, 2 BATH HOME • POLE BARN • HISTORICAL PIN FRAME BARN
LOCATED IN CRAIGVILLE, IN OF WELLS CO**

For a complete list of terms and conditions, visit halderman.com/property-listings.

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: September 14, 2023 @ 2:00 PM EST; Bidding closes: September 14, 2023 @ 6:00 PM EST (**See AUCTION END TIMES).

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed a Real Estate Contract to print and is required to fully and correctly complete and properly sign without any modifications. Bidder is to return the completed, signed contract to Halderman Real Estate Services, Inc. by email, fax or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the real estate terms. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Halderman Real Estate Services, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Halderman Real Estate Services, Inc. In addition, Halderman Real Estate Services, Inc. also reserves the right to recover any damages separately from the breach of the Buyer.

Both the Successful Bidder and Seller shall indemnify Halderman Real Estate Services, Inc. for and hold harmless Halderman Real Estate Services, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from Halderman Real Estate Services, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

- **TERMS OF SALE:** 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject to financing.
- **ACREAGE:** The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
- **DATE OF CLOSING:** Closing will occur on or before October 31, 2023.
- **OPEN HOUSES:** Monday, August 14, 2023 from 4:00 PM – 6:00 PM; Saturday, August 19, 2023 from 11:00 AM – 1:00 PM; Thursday, August 31, 2023 from 4:00 PM – 6:00 PM.
- **POSSESSION:** Possession of the buildings will be at closing.
- **REAL ESTATE TAXES:** The Real Estate Taxes will be prorated to the date of closing. The Buyer will receive a credit at closing for the 2023 real estate taxes due and payable in 2024 and will pay all real estate taxes

starting with the Spring 2024 installment.



- **NO CONTINGENCIES:** This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.
- **SURVEY:** A survey was completed in November 2023 by Miller Land Surveying Inc. The Surveyed acreage is 2.243 acres. No additional survey will be provided by the buyer.
- **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.
- **ZONING AND EASEMENTS:** Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.
- **AERIAL PHOTOS, Images and Drawings:** are for illustration purposes only and not surveyed boundary lines unless specified.
- **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.
- **CO-BROKER PARTICIPATION:** Participation is encouraged with a 2% commission paid to the buyer(s) broker who completes the appropriate forms at least 24 hours before the start of the sale. Contact Rick Johnlzo for more information.
- **AGENCY:** Halderman Real Estate Services, Inc. is the Agent and Representative of the Seller.
- **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. No environmental audit has been made, nor will one be made. 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.

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