

# Auction



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**Farmland Near  
 Monticello & Lake Shafer**

**226<sup>+/-</sup> Acres**

**5 TRACTS**

January 31<sup>st</sup> • 6:30 P.M. • Pine View Resort

**226<sup>+/-</sup> Acres**  
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Pine View Resort

1969 N West Shafer Dr., Monticello, IN 47960

**226.48<sup>+/-</sup> Acres | 5 Tracts**

205.48<sup>+/-</sup> Tillable, 8<sup>+/-</sup> Wooded, 3<sup>+/-</sup> Other

**Property Information**

Location: 2 miles NW of Monticello

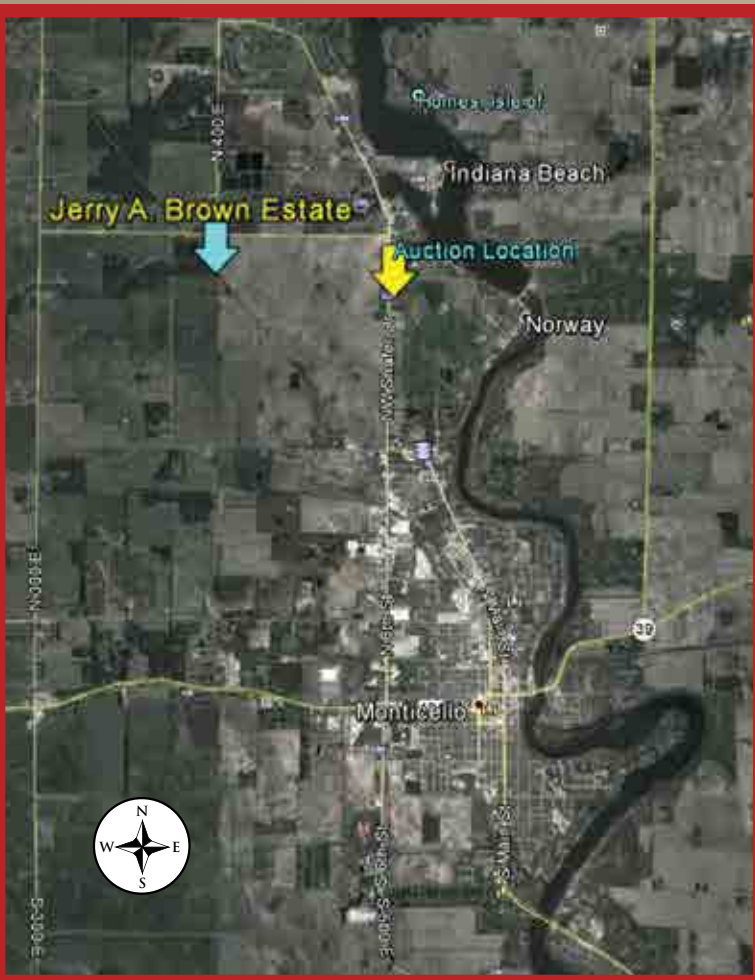
Zoning: Agricultural

Topography: Level

Schools: Monticello, Twin Lakes

Annual Taxes: \$4,937.78

**Farmland Near  
 Monticello & Lake Shafer**



**PLACE BID** Online Bidding Available



**Rick Johnloz**  
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 260.824.3130  
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**Dean Retherford**  
 Lafayette, IN  
 765.296.8475  
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## Tract Information

**Tract 1: 10<sup>±</sup> Acres**  
9.32<sup>±</sup> Tillable

**Tract 2: 10<sup>±</sup> Acres - Home Site & Buildings**

**Tract 3: 50<sup>±</sup> Acres**  
49.4<sup>±</sup> Tillable

**Tract 4: 20<sup>±</sup> Acres**  
15<sup>±</sup> Wooded, 5<sup>±</sup> Pond Area

**Tract 5: 134<sup>±</sup> Acres**  
130.7<sup>±</sup> Tillable

**Open Houses Held at Tract 2**  
4028 E 225 N, Monticello, IN 47960  
December 30 · 1-3 p.m.  
January 10 · 3-5 p.m.  
*Additional showings available by appointment*

## Soil Information

Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
CnA	Conover loam, 0 to 1 percent slopes	74.85	160	50
CsA	Crosier silt loam, 0 to 2 percent slopes	50.76	145	48
Wo	Wolcott clay loam	31.73	175	49
OcB	Octagon silt loam, 2 to 6 percent slopes	18.88	145	49
Gf	Gilford fine sandy loam	13.33	148	33
Ab	Abscota loamy fine sand, occasionally flooded	9.18	73	25
Ck	Cohoctah fine sandy loam, occasionally flooded	6.40	130	26
Rg	Rensselaer loam, sandy substratum	4.79	175	49
SpA	Sparta fine sand, 0 to 3 percent slopes	4.08	90	28
MoA	Montmorenci loam, 0 to 2 percent slopes	2.65	145	49
OwA	Owosso fine sandy loam, 1 to 3 percent slopes	2.31	131	45
Wa	Watskeka loamy fine sand	1.40	108	28
Se	Seafield fine sandy loam	0.99	122	35
<b>Weighted Average</b>		<b>150.3</b>	<b>45.9</b>	



### Tract 2 Features:

Historic 3,917 sq. ft. Remodeled Farm House with 4 Bedrooms, 2 Bathrooms and Detached Garage.  
80'x20' Machine Shed, 40'x30' Machine Shed, Large Livestock Barn and other small sheds.



## Terms & Conditions

**AUCTIONEER:**  
**RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277**

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on January 31, 2018 at 6:30 PM, 226.48 acres, more or less, will be sold at Pine View Resort, 1969 N West Shafer Dr, Monticello, IN. This property will be offered in five 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 Rick Johnloz at 260-824-3130 or Dean Retherford at 765-296-8475 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.

**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 an Executors 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 February 20, 2018. The Sellers have the choice to extend this date if necessary.  
**POSSESSION:** Possession of land and buildings will be at closing.

**REAL ESTATE TAXES:** Real estate taxes are \$4,937.78. The Sellers will pay real estate taxes for 2017 due 2018. Buyer will be given a credit at closing for the 2017 real estate taxes due 2018 and will pay all taxes beginning with the spring 2018 installment and all taxes thereafter.

**MINERAL RIGHTS:** All mineral rights owned by the Sellers will be conveyed to the Buyer(s).  
**OPEN HOUSE:** Saturday, December 30, 2017 from 1:00 PM – 3:00 PM EST; Wednesday, January 10, 2018 from 3:00 PM to 5:00 PM EST at 4028 E 225 N, Monticello, IN 47960

**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.