

**REAL ESTATE
ABSOLUTE AUCTION**

March 8TH • 6:30 PM

**Wabash & Huntington
Counties**

**202^{+/-} Acres
7 Tracts**

**113.9^{+/-} Tillable Acres
49.9^{+/-} Wooded Acres
12.3^{+/-} Acre Homesite
23^{+/-} Pasture Acres**

**Real Estate
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 ABSOLUTE at public auction on March 8, 2017, at 6:30 PM, 202 acres, more or less, will be sold at the Huntington County Fairgrounds, Heritage Hall, 631 East Taylor Street, Huntington, IN. This property will be offered in seven 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 Pat Karst at 260-224-0415, Jon Rosen at 260-740-1846 or Bill Earle at 260-982-8351 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: A survey has been 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.

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: 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 Executor'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.

CLOSING: The closing shall be on or about May 3, 2017. 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 \$1,335.28 for Wabash Co. and \$3,667.08 for Huntington Co. The Sellers will pay real estate taxes for 2016 due 2017. Buyer will pay the 2017 real estate taxes due 2018 and all taxes 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. 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.

**REAL ESTATE
ABSOLUTE AUCTION**

Wednesday, March 8TH • 6:30 PM

Heritage Hall, Huntington Co. Fairgrounds • 631 E Taylor St • Huntington, IN 46750

202^{+/-} Acres • 7 Tracts

Lagro Township • Wabash County

Dallas Township • Huntington County

**PRODUCTIVE CROPLAND
HOME & OUTBUILDINGS
RECREATIONAL**



**PERSONAL PROPERTY &
FARM EQUIPMENT AUCTION**

Friday & Saturday, March 10 & 11 • 10:00 AM

Real Estate Information:

Pat Karst
Huntington, IN

260-224-0415 patk@halderman.com

Jon Rosen
North Manchester, IN

260.740.1846 jonr@halderman.com

Bill Earle
North Manchester, IN

260-982-8351 bille@halderman.com

PLACE BID

Online Bidding Available

Owner: Eugene R. Carroll Estate

HALDERMAN
REAL ESTATE
SERVICES

HLS# PJK-11921 (17)

800.424.2324 | www.halderman.com

**Personal
Property
Information:**

Rusty Harmeyer
765-561-1671

or visit
Harmeyerauction.net



PROPERTY DETAILS

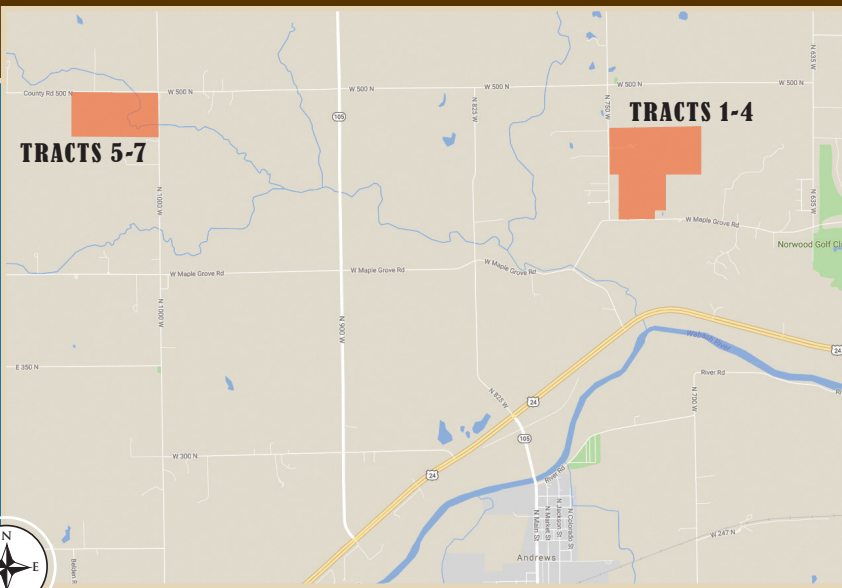
Location: TRACTS 1-4 are 1.5 miles north of Andrews in the northeast corner of Maple Grove Rd & CR 750 W. TRACTS 5-7 are 2 miles north and 2 miles west of Andrews in the southwest corner of CR 500 N and County Line Rd.

Zoning: Agricultural, R-2

Topography: Level to Gently Rolling

Schools: TRACTS 1-4 Huntington Co. Community Schools TRACTS 5-7 MSD of Wabash County

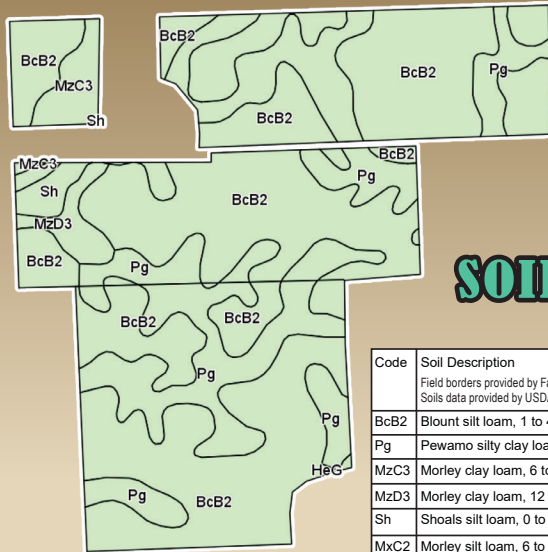
Annual Taxes: TRACTS 1-4 \$3,667.08 TRACTS 5-7 \$1,335.28



Huntington County



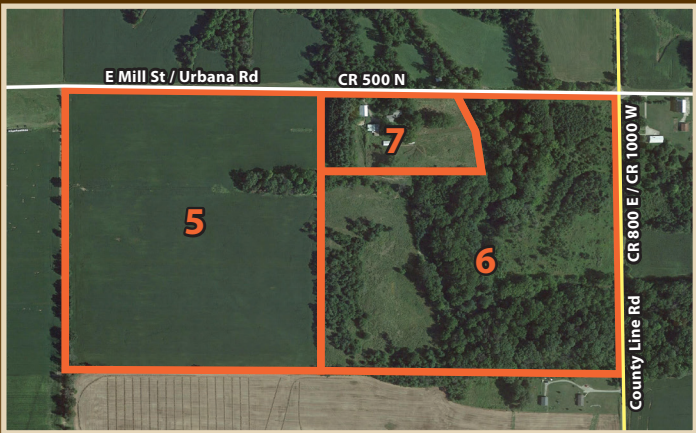
TRACT 1: 87.87[±] Acres, 73.4[±] Tillable, 10.97[±] Wooded
TRACT 2: 28.08[±] Acres, 5[±] Acre Homesite, 23[±] Pasture
TRACT 3: 2[±] Acres, All Tillable, Potential Homesite
TRACT 4: 2[±] Acres, All Tillable, Potential Homesite



SOILS TRACTS 1-4

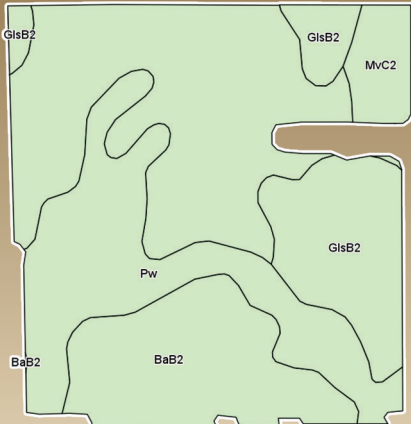
Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	65.30	136	44
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	27.80	157	47
MzC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	2.38	105	37
MzD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	2.34	90	32
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.30	131	38
MxC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.09	115	40
HeG	Hennepin loam, 30 to 70 percent slopes	0.07	85	30
Weighted Average		139.9		44.3

Wabash County



TRACT 5: 38.28[±] Acres, 36.5[±] Tillable, 1.78[±] Wooded
TRACT 6: 37.23[±] Acres, All Wooded
TRACT 7: 7.28[±] Acre Homesite

SOILS TRACT 5



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	19.87	136	44
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	8.77	157	47
GlsB2	Glywood silt loam, ground moraine, 2 to 6 percent slopes, eroded	6.27	128	44
MvC2	Morley silt loam, 7 to 12 percent slopes, eroded	1.64	120	42
Weighted Average		138.9		44.6



Tracts 1-4:

Pole Barn 54' x 126' Metal sides and roof, full Concrete floor, bi-fold door to the east, 2 overhead doors on the south, electric service. The building is in good condition.

Bank Barn: 32' x 64' with a 14' x 32' lean-to, the barn has metal sides and a metal roof.

OPEN HOUSES:
Feb. 25 • 2-4 PM
Mar. 4 • 2-4 PM



7771 E 500 N • Urbana, IN 46990

Tracts 5-7:

Home: 1,552 square feet with living room, kitchen, 3 bedrooms, 1 bath.

The main barn is 34' x 50'

The barn is 20' x 30' with (2) 16' x 30' lean-tos on each side

2- Day Equipment & Personal Property Auction
Friday, March 10, 2017: 4750 N 750 W, Huntington, IN 46750
Saturday, March 11, 2017: 7771 E 500 N, Urbana, IN 46990
Both Auctions Start @ 10:00 AM

Auctioneer's Note: Gene Carroll was a lifelong resident of the area and friend to many. We will be offering his complete line of farm equipment and farm shop inventory for sale on Friday, with the personal property being offered on Saturday. We will be running multiple rings both days (so bring a friend) with rolling stock to start at 12:30 on Friday. Friday Directions: From the intersection of US 24 & St. Rd. 105, go North on St. Rd. 105 (3 miles) to 500 N. turn East (right), to 750 W. (2 miles), turn South (right) to auction site on East (left) side of 750 W. Saturday Directions: From the intersection of US 24 & St. Rd. 105, go North on St. Rd. 105 (3 miles) to 500 N. turn West (left), 2 1/4 miles to auction site on South (left) side of road.

Tractors: White 2-135 Field Boss- 2407 hours, 7.8 L diesel. 1978 White 2-70 Field Boss – 1579 hours, 4.6 L diesel, Oliver 1655 – 5407 hours, 4.3 L gas, **Antique Tractors & Equipment:** 1937 JD BR, serial #327441, (2) JD GP (General Purpose) both complete (1 has been through a fire). Oliver Row Crop 66, 2.1 L gas, serial # unkw, AC 72 All-Crop Combine (working order), Oliver 8' drill, JD 1 & 3 bottom plow, Skid Loaders & Man Lift: Cat 247B – 1591 hours (new motor), Case 1825 - 831hours, 1994 Grove AMZ40BTX Man-Lift. **Farm Equipment:** Case IH 8575-4x4x8 Baler, Kuhn FC300RG Disc Bine, 12' Bush Hog bat wing rotary cutter, Ammbusher NH 720- hydraulic rotary cutter (fits skid loader) Pallet forks, (2) NH 256 hay rake, NH Tandem rake hitch, Kuhn 4 basket hay tedder, Kewanee 4100 Transfer auger, (2) hay wagons for big bales (4) 200 Bu. Hopper wagons, 5 shank chisel plow, 12' cula-packer, Oliver 253 disc, Oliver rotary hoe, 10' wheel disc, **Trucks & Trailers:** 2009 Chevy 2500 HD Ext. cab Pick-up Duramax, Allison trans, 154K, OTM gooseneck 16' Flatbed w/4' dove (like new), 1999 Classic Ventures 3 horse Slat load w/changing room, 1994 Corn Pro 6x16' livestock trailer, 1983 W & W Single horse trailer, Sulky, **Livestock Equipment:** Bunk & hay feeders, various metal gates, corral panels, Ranger work chute, Palpation cage, Portable sorting alley, Mineral feeder w/ insecticide applicators. **Shop Items:** Kennedy 12 drawer tool box, Kennedy 8 drawer rolling tool cabinet w/5 drawer side mount box, Classic 48" metal lathe, Large selection of lathe tooling and chucks, Tap & Die set, Lincoln DC180 portable welder, Lincoln 225 Amp arc welder, Cambell-Hausfeld vertical Air Compressor, Ridgid sliding compound miter saw w/ mobile stand, Tire changer & tire rack, Pneumatic lift, Rockwell drill press, Welding helmets, Metal Welding Table, Milwaukie chop saw, Bench Grinder, Electrical Cords, Handy Man Jacks, Parts Bins, jack stands, bottle jacks, pipe wrenches, chisels, 1" to 2 1/2 " Open & Boxend Wrenches, files, crow bars, pry bars, c-clamps, gear pullers, Battery Charger, Hardware of all Sizes. **Misc. Items:** Wood-Mizer LT40HD portable band saw, 15+ saw blades, Toro Z Master 52" Zero turn mower 376 hours



Harmeyer
AUCTION & APPRAISAL CO.

Friday, March 10th: Farm Equipment and Shop Tools
Saturday, March 11th: Personal Property, Guns, Antiques, Primitives & Household items see for details Halderman Real Estate Services
Auctioneer: Russell "Rusty" Harmeyer AU10000277
For more info: www.harmeyerauction.net or www.halderman.com
Sale day announcements take precedence over printed material.