

AUCTION

Sugar Creek Township, Montgomery County

December 6th . 6:30 PM

Darlington Community Center

105 S Franklin St · Darlington, IN 47940

350.6^{+/-} Tillable
3.2^{+/-} CRP
47.85^{+/-} Wooded

350.6^{+/-} Tillable

3.2% CRP

47.85[±] Wooded

Property Details

LOCATION: Northwest of Darlington, along CR 575 E, between CR 650 N and CR 800 N

ZONING: *Agricultural*

TOPOGRAPHY: *Level to Gently Rolling*

SCHOOL DISTRICT: *North Montgomery*

ANNUAL TAXES: \$10,355.82

Tract Information

**TRACT 1: 145.9[±] Acres, 108.23[±] Tillable,
35[±] Wooded, 2[±] CRP**

**TRACT 2: 30.56[±] Acres, 25.06[±] Tillable,
5[±] Wooded**

TRACT 3: 64.19^{+/-} Acres, 63.69^{+/-} Tillable

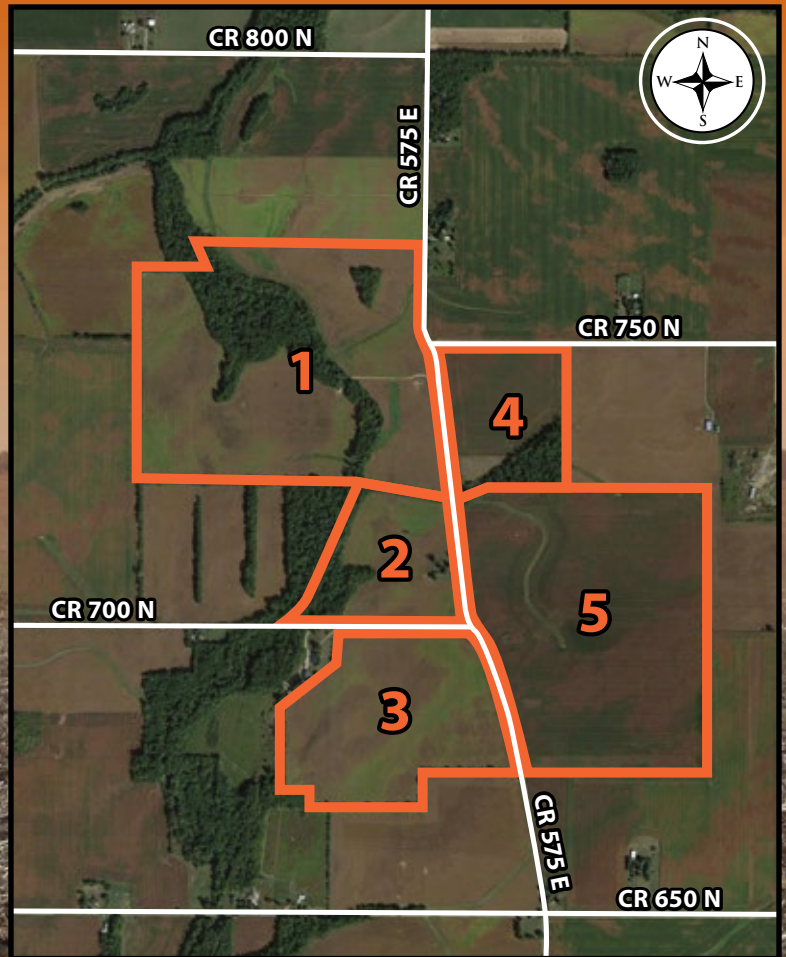
**TRACT 4: 37.4^{+/-} Acres, 27.85^{+/-} Tillable,
7.85^{+/-} Wooded**

**TRACT 5: 127.58^{+/-} Acres, 125.77^{+/-} Tillable,
1.2^{+/-} CRP**

1.2^{+/-} CRP

**Large Tract of Mostly Tillable
Land near Darlington, IN**

**405^{+/-}
ACRES
5 TRACTS**



Dean Retherford
Lafayette, IN
765-296-8475
deanr@halderman.com



Gary Bohlander
Darlington, IN
765-794-0221
garyb@halderman.com



ONLINE BIDDING

Owner: Conrad Farm

HALDERMAN
REAL ESTATE
HLS# DMR-11905 (16) **SERVICES**

HLS# DMR-11905 (16) **SERVICES**
800.424.2324 | www.halderman.com

AUCTION

405^{+/-} ACRES

5 TRACTS

Large tract of mostly tillable land, near Darlington, IN

SOILS INFORMATION

Code	Soil Description	Acres	Corn	Soybeans
	Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.			
SIA	Starks silt loam, 0 to 2 percent slopes	77.16	148	49
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	60.30	181	52
OfB2	Ockley silt loam, kame, 2 to 6 percent slopes, eroded	47.40	130	46
OfC2	Ockley silt loam, kame, 6 to 12 percent slopes, eroded	46.83	120	42
Ck	Cohoctah loam, frequently flooded	44.29	130	26
RtA	Rush silt loam, 0 to 1 percent slopes	16.78	155	54
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	9.15	184	54
WdA	Waynetown silt loam, 0 to 2 percent slopes	8.86	160	52
CbA	Camden silt loam, 0 to 2 percent slopes	8.34	155	54
RtB	Rush silt loam, 2 to 6 percent slopes	8.19	150	53
OcB	Ockley silt loam, 2 to 6 percent slopes	7.78	132	46
MeC	MartinsvilleOckley silt loams, till substratums, 6 to 12 percent slopes	6.71	138	48
BpC3	Boyer gravelly sandy loam, 6 to 15 percent slopes, severely eroded	5.90	80	28
FgB2	FincastleMiami silt loams, 2 to 6 percent slopes, eroded	5.06	143	48
CcF	Casco loam, 18 to 35 percent slopes	0.76		
Po	Pits, gravel	0.38		
OcA	Ockley silt loam, 0 to 2 percent slopes	0.23	134	47
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	0.19	168	54
Weighted Average		144.8	45.4	



TERMS & CONDITIONS:

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



DOWNLOAD!
Halderman Real Estate App



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 6, 2016. At 6:30 PM, 405.66 acres, more or less, will be sold at Darlington Community Center, 105 S Franklin Street, Darlington, IN 47940. This property will be offered in 5 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 Dean Retherford at 765-473-5849 or Gary Bohlander at 765-794-0221 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 a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, 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(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

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.

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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Montgomery County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. Tracts 1 and 5 contain CRP.

CLOSING: The closing shall be on or before January 31, 2017 or 15 days after completion of any survey. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

REAL ESTATE TAXES: Real estate taxes paid in 2016 was \$10,355.82. The Seller will pay the 2016 taxes due and payable in 2017. Buyer will be given a credit at closing for the 2016 real estate taxes due 2017 and will pay all taxes beginning with the spring 2017 installment 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 disclaims 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, 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.