

AUCTION

3 TRACTS

298^{+/-}

ACRES

Nov. 15th • 6:30 PM

WARREN & JEFFERSON TOWNSHIPS,
HUNTINGTON COUNTY

AGRICULTURAL
RECREATIONAL • WOODLAND

PROPERTY INSPECTION • NOV. 5 • 2-4 PM

Meet at the Warren Township property.

PLACE BID

Online Bidding is Available

DOWNLOAD!
Halderman Real Estate App



HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com

Jon Rosen
N. Manchester, IN
260-740-1846
jonr@halderman.com

Bill Earle
N. Manchester, IN
260-982-8351
bille@halderman.com

Pat Karst
Huntington, IN
260-563-8888
patk@halderman.com

AUCTION

WARREN & JEFFERSON TOWNSHIPS, HUNTINGTON COUNTY

November 15, 2016 • 6:30 PM

Heritage Hall, Huntington County Fairgrounds
631 E Taylor St • Huntington, IN

3 TRACTS

298^{+/-}

ACRES

AGRICULTURAL
RECREATIONAL • WOODLAND

152^{+/-} Tillable • 96^{+/-} CRP • 31^{+/-} Classified Forest • 12^{+/-} Wooded

OWNER: THE CLARENCE RIDGEWAY REVOCABLE TRUST
and THE MARY E. RIDGEWAY REVOCABLE TRUST

Jon Rosen
N. Manchester, IN
260-740-1846
jonr@halderman.com

Bill Earle
N. Manchester, IN
260-982-8351
bille@halderman.com

Pat Karst
Huntington, IN
260-563-8888
patk@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# PKJ-11863 (16)
800.424.2324 | www.halderman.com

WARREN TOWNSHIP

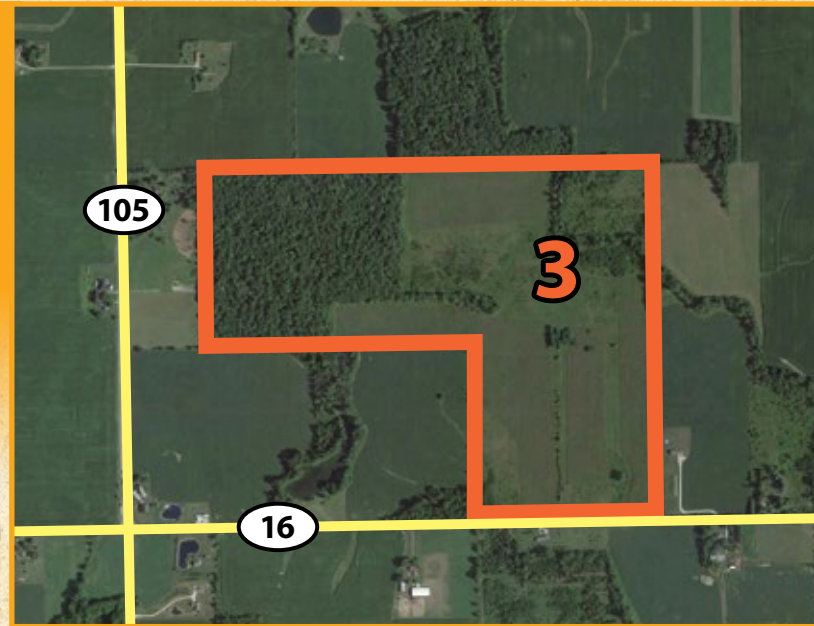
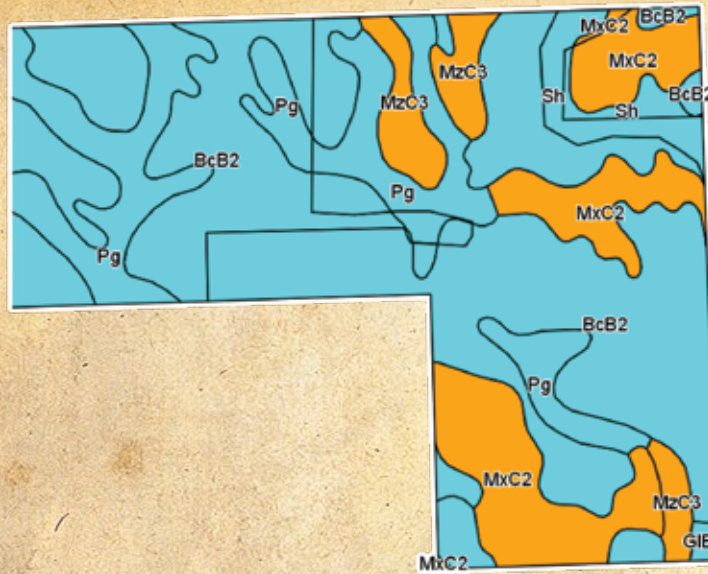
Location: 0.5 mile east of the SR 16 & SR 105 intersection

Zoning: Agricultural

Topography: Level to Gently Rolling

School District: Northwest Elementary, Riverview Junior High, Huntington North High School

Annual Taxes: \$2,431.70



Code	Soil Description	Acres	Corn	Soybeans
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	69.74	136	44
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	26.64	157	47
MxC2	Morley silt loam, 6 to 12 percent slopes, eroded	22.51	115	40
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	15.50	131	38
MzC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	7.74	105	37
GIB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	0.51	128	44
Weighted Average		134.4	42.9	

TRACT DETAILS

JEFFERSON TWP

TRACT 1: 85.4+/- Total Acres
81+/- Tillable Acres

TRACT 2: 73.4+/- Total Acres
71+/- Tillable Acres

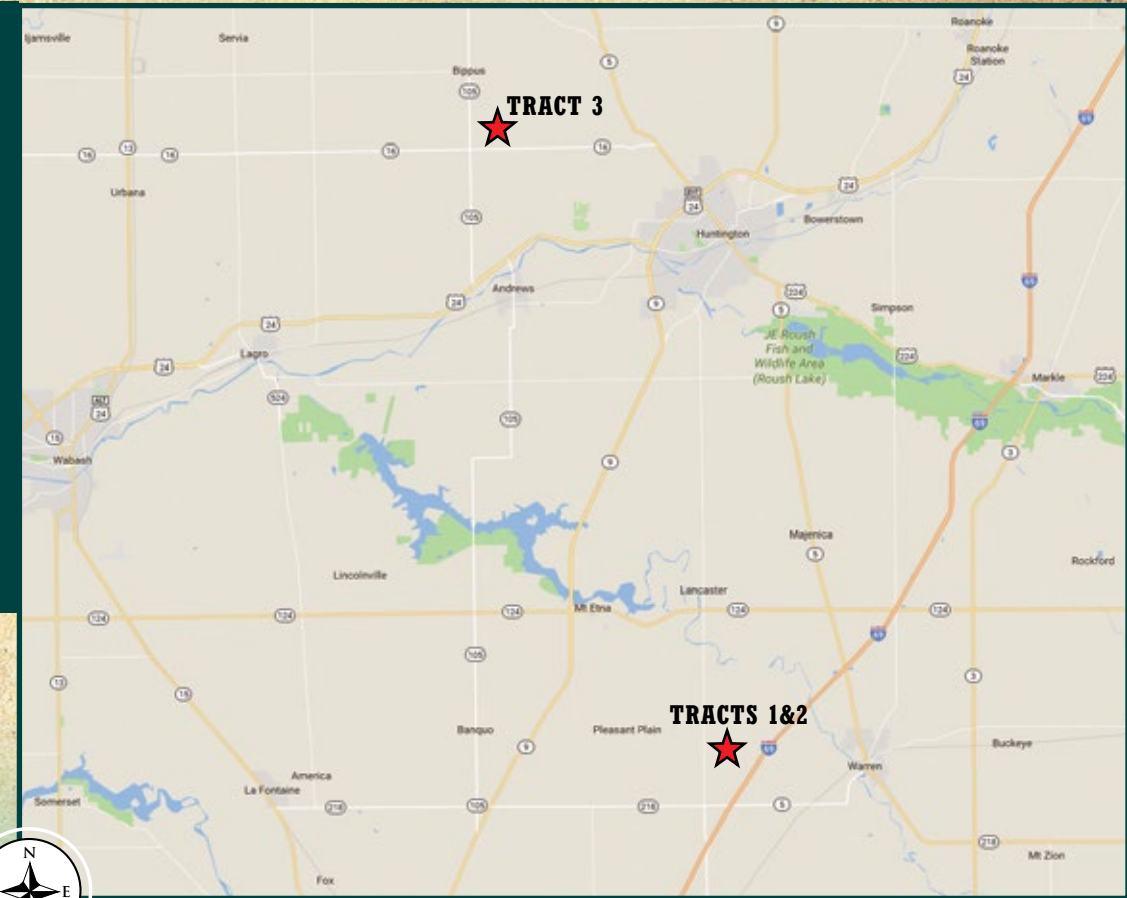
WARREN TWP

TRACT 3: 140+/- Total Acres
96+/- CRP Acres
12+/- Wooded Acres

31+/- Classified Forest Acres
*Timber Report Available

PROPERTY INSPECTION
NOVEMBER 5th
2-4 PM

Meet at the Warren Township property.



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 November 15, 2016. At 6:30 PM, 298.8 acres, more or less, will be sold at the Huntington County Fairgrounds, Heritage Hall, Huntington, IN. This property will be offered in three 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: 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 a Trustee'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.
CRP: CRP payments will be prorated to the day of deed recording by Huntington 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. The CRP contract on tract 3 expires September 30, 2018, 96 acres at a rate of \$113.50 per acre.
CLOSING: The closing shall be on or about December 27, 2016. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights.
REAL ESTATE TAXES: Real estate taxes are \$2,431.70 for Warren Twp. and \$4,564.50 for Jefferson Twp. The Sellers will pay real estate taxes for 2016 due 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.
DITCH ASSESSMENTS: Ditch assessments for Jefferson Township are \$196.17. Buyer will pay all ditch assessments beginning with the spring 2017 installment and all assessments 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. 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.

JEFFERSON TOWNSHIP

Location: At the intersection of CR 1000 S and CR 300 W

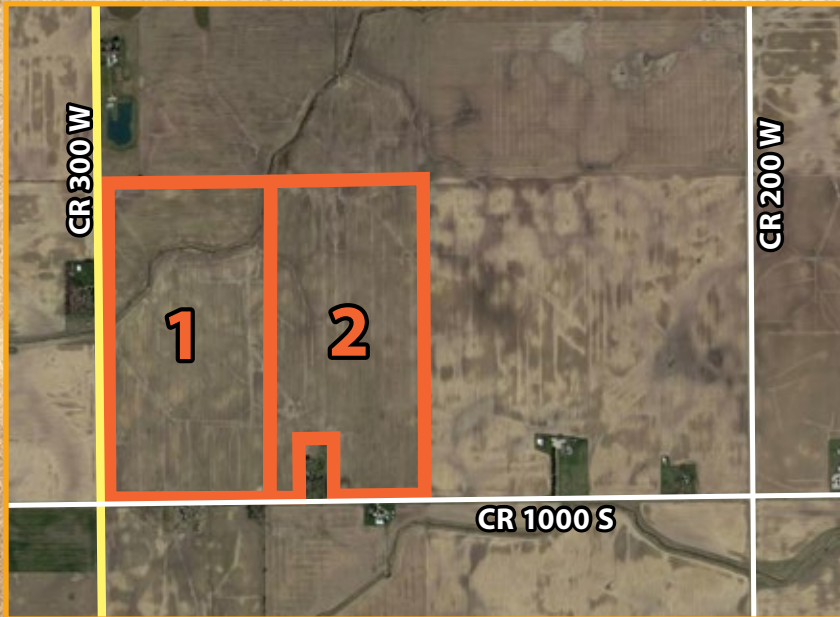
Zoning: Agricultural

Topography: Level to Gently Rolling

School District: Salamonie Elementary, Riverview Junior High, Huntington North High School

Annual Taxes: \$4,564.50

Ditch Assessment: \$196.17



Code	Soil Description	Acres	Corn	Soybeans
Bgmb2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	80.62	137	44
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	70.77	157	47
Pe	Patton silty clay loam, sandy substratum	1.79	175	49
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	1.17	128	44
GlcC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.92	120	30
HcA	Haskins fine sandy loam, 1 to 4 percent slopes	0.15	135	44
Weighted Average		146.4	45.3	

