

DECEMBER

10

6:30 PM

MARION TWP • OWEN COUNTY

160^{+/-}
ACRES

AUCTION

OWEN COUNTY 4-H FAIRGROUNDS
400 S EAST ST. SPENCER, IN 47460

4
TRACTS



OPEN HOUSES

NOV. 15 • 1:30 - 2:30 PM

DEC. 1 • 4:00 - 6:00 PM

11800 SMITHVILLE RD
BOWLING GREEN, IN 47833

**PRODUCTIVE CROPLAND, GROWING TIMBER,
COUNTRY HOME WITH POLE BARN**

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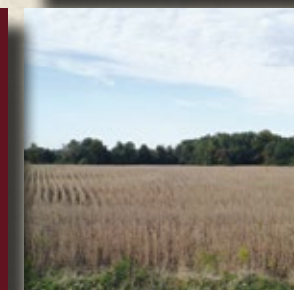
DECEMBER 1 • 4:00 - 6:00 PM

11800 SMITHVILLE RD • BOWLING GREEN, IN 47833



160^{+/-}
ACRES

4
TRACTS



111^{+/-} TILLABLE

38^{+/-} WOODED

6^{+/-} PASTURE

1.2^{+/-} ACRE HOMESITE

1,100 SQ. FT. 1.5 STORY LOG/FRAME HOME WITH A 960 SQ. FT. PARTIALLY FINISHED
BASEMENT, 3 BEDROOMS, 2 FULL BATHS, KITCHEN/LIVING AREA WITH OPEN FLOOR
PLAN, TILE AND OAK HARDWOOD FLOORING, OAK CABINETS. THE HOME HAS A METAL
ROOF AND WOOD SIDES, 200 AMP ELECTRICITY SERVICE, GEOTHERMAL HEATING/
COOLING, WELL AND BB-P WATER, SEPTIC AND ELECTRIC HOT WATER HEATER.

36' X 60' POLE BARN, BUILT IN 2009, 24' X 36' SHOP AREA.

Todd Litten

Ellettsville, IN

812-876-1045

todd1@halderman.com



Online Bidding
is Available

HALDERMAN
REAL ESTATE
SERVICES
HLS# TML-11596 (15)

800.424.2324 | www.halderman.com



Todd Litten

Ellettsville, IN

812-876-1045

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OWNER: Roy & Elane Culler Revocable Trust

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PROPERTY INFORMATION

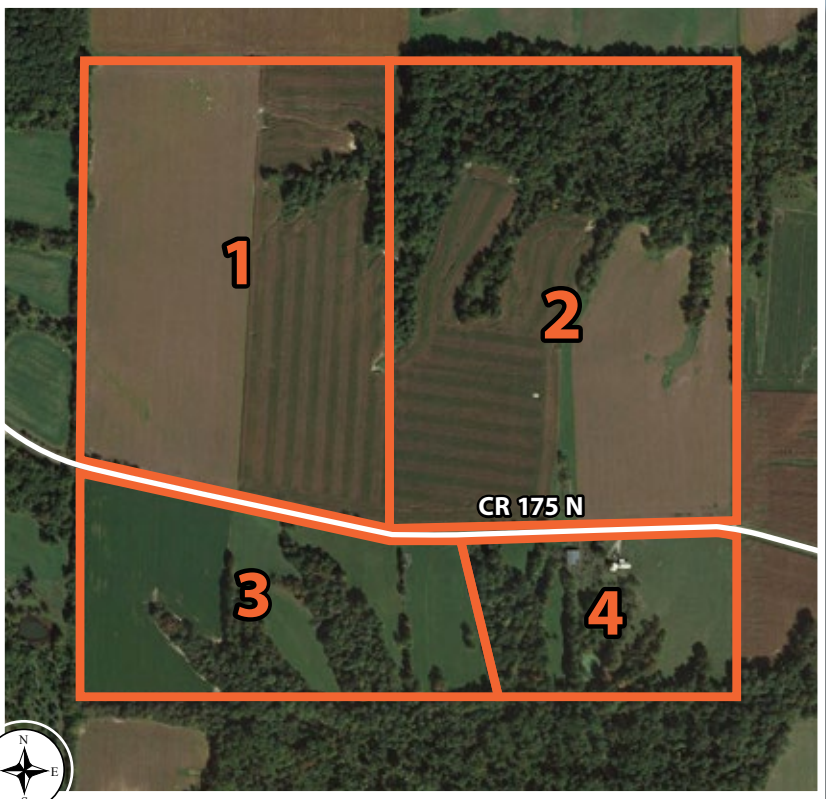
LOCATION: 1 mile west of Patricksburg, IN and 10 miles west of Spencer, IN

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling, Rolling

SCHOOLS: Spencer-Owen Community Schools

ANNUAL TAXES: \$3,902.28



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.				
AloB2	Ava silt loam, 2 to 6 percent slopes, eroded	41.19	113	40
VdgA	Vigo silt loam, 0 to 2 percent slopes	28.79	135	44
SfoA	Shakamak silt loam, 1 to 3 percent slopes	26.75	104	37
CkkC3	Cincinnati silt loam, 6 to 12 percent slopes, severely eroded	13.86	70	24
CkkD3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	4.87	66	23
HeoE	Hickory silt loam, 18 to 25 percent slopes	1.20		
CkkC2	Cincinnati silt loam, 6 to 12 percent slopes, eroded	0.98	85	30
HeoG	Hickory silt loam, 25 to 70 percent slopes	0.34		
Weighted Average		107.6	37.1	



DOWNLOAD! Halderman Real Estate App



TRACT DETAILS

Tract 1: 55^{+/-} Acres, 51^{+/-} Tillable, 3.6^{+/-} Wooded

Tract 2: 59^{+/-} Acres, 37^{+/-} Tillable, 21.5^{+/-} Wooded

Tract 3: 29^{+/-} Acres, 23.8^{+/-} Tillable, 4.8^{+/-} Wooded

Tract 4: 16.7^{+/-} Acres, 9^{+/-} Wooded, 6^{+/-} Pasture, 1.2^{+/-} Home

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 10, 2015. At 6:30 PM, 159.75 acres, more or less, will be sold the Owen County 4-H Fairgrounds, Spencer, IN. This property will be offered as one single unit or in tracts. 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 Todd Litten at 812-876-1045, 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(s), 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(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 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 reserves 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 a purchase agreement on the tract exactly as it has been bid. Combination bids will not be split into separate purchase agreements.

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.

AUCTIONEER: RUSSELL D HARMEYER, IN Auct. Lic. #AU1000277

CLOSING: The closing shall be on or about January 20, 2016. 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 \$3,902.28. The Sellers will pay the taxes prorated to the day of closing. Buyer(s) will pay the taxes prorated from the date of closing 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, 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.