

**AUCTION**  
July 22<sup>nd</sup> • 6:30 PM

**206<sup>+/-</sup> Acres**  
**6 Tracts**

**Henry Township,  
Fulton County**

**Quality Farmland • Recreational Potential**  
**3 Homes • 2 Pole Buildings • 2 Grain Bins**

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**Jon Rosen**  
**260-740-1846**

**Bill Earle**  
**260-982-8351**

**HALDERMAN**  
REAL ESTATE  
SERVICES

800.424.2324 | www.halderman.com

**AUCTION**  
July 22<sup>nd</sup> • 6:30 PM

**206<sup>+/-</sup> Acres**  
**6 Tracts**

**Laketon American Legion Building**  
**402 Sunset Street • Laketon, IN 46943**

**Quality Farmland**  
**Recreational Potential**

**144.7<sup>+/-</sup> Tillable • 50<sup>+/-</sup> Wooded**  
**9.15<sup>+/-</sup> Acres in 4 Homesites**

**3 Homes • 2 Pole Buildings • 2 Grain Bins**

**Open Houses:**  
**July 12<sup>th</sup> & 19<sup>th</sup> • 4:30 - 5:30 PM**



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



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

**Henry Township,  
Fulton County**

**Owner: Rick Cripe Farm**

**HALDERMAN**  
REAL ESTATE  
SERVICES

HLS# JRR-11429 (14)  
800.424.2324 | www.halderman.com

Property Information

LOCATIONS:

TRACTS 1&2: 0.25 mile west of the intersection of CR 900 E and Division Rd, on the south side of Division Rd

TRACTS 3-5: in the southeast corner of the intersection of SR 114 and CR 1275 E

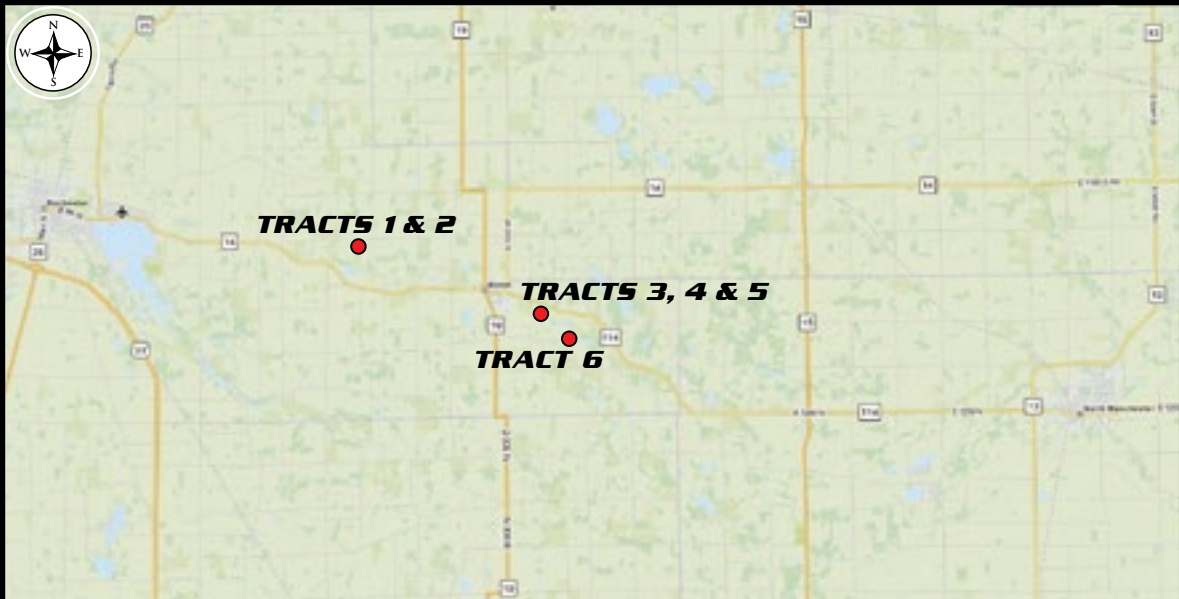
TRACT 6: 0.25 mile north of the intersection of CR 300 S and CR 1375 E, on the north side of the road, beyond the bend

ZONING: Agricultural

TOPOGRAPHY: Level to Gently Rolling

SCHOOL DISTRICT: Tippecanoe Valley School Corp.

ANNUAL TAXES: \$7,504.50



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 July 22, 2014. At 6:30 PM, 206.4 acres, more or less, will be sold at the American Legion, Laketon, IN. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. 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 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 Seller reserves 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 Seller and the Buyer(s). The Seller will choose the type of survey to be completed and warrants 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 Seller 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.

DEED: The Seller will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller 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.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about September 1, 2014. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of land will be subject to tenant's rights. Possession of buildings will be subject to rental agreement.

FARM INCOME: The Buyer(s) will receive the fall cash rent payment for the farm.

HOUSE RENTAL INCOME: House rental income will be prorated to the date of closing.

REAL ESTATE TAXES: Real estate taxes for 2013 were \$7,504.50. The Seller will pay all 2013 taxes due and payable in 2014 and the spring 2014 taxes due and payable in May of 2015. The Buyer(s) will pay the fall 2014 taxes due and payable in November 2015 and all taxes thereafter. Residential tracts will be prorated if sold separately. If the residential tracts sell with the farm, tax splits will supersede.

MINERAL RIGHTS: All mineral rights owned by the Seller 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, Seller 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 Seller.

AGENCY: Halderman Real Estate Services, Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Seller.

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 Seller 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 Seller 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, Seller 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 Seller 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 Seller 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.



Tract Information

TRACT 1: 1.6<sup>±</sup> Acre Homesite

Address: 8675 E Division Rd, Akron, IN 46910

1989 Manufactured Home, 1,904 sq ft, 40'x64' Pole Building w/ Machine Storage, 2 Grain Bins w/ approximately 22,000 bushel storage

TRACT 2: 76.45<sup>±</sup> Acres, 61<sup>±</sup> Tillable, 15<sup>±</sup> Wooded

Soils: Barry loam, Wawasee fine sandy loam, Crosier loam, Sebewa sandy clay loam, Edwards muck, Houghton muck, Wallkill silt loam, Muskego muck, Washtenaw silt loam, Kosciusko-Ormas complex



TRACT 3: 0.69<sup>±</sup> Acres Homesite

Address: 12767 E SR 114, Akron, IN 46910

Mobile Home, Small Storage Shed

TRACT 4: 58.35<sup>±</sup> Acres, 42.4<sup>±</sup> Tillable, 15<sup>±</sup> Wooded

Soils: Morley loam, Riddles fine sandy loam, Morley clay loam, Kosciusko-Ormas complex, Blount loam, Houghton muck

TRACT 5: 3.86<sup>±</sup> Acre Homesite

Address: 1875 S 1275 E, Akron, IN 46910

1999 Modular Home, 1,750 sq ft, 60'x90' Pole Building w/ Shop and Farm Storage



TRACT 6: 65.45<sup>±</sup> Acres, 41.3<sup>±</sup> Tillable, 20<sup>±</sup> Wooded, 3<sup>±</sup> Acre Building Site

Soils: Morley clay loam, Morley loam, Washtenaw silt loam, Blount loam, Pewamo clay loam

OPEN HOUSES:  
July 12 & 19 • 4:30 - 5:30 PM



NEW!  
Halderman Real Estate App  
Available on Android & Apple iOS



Online Bidding is Available

