

AUCTION

February 6th • 6:30 PM

Huntington County

EXCELLENT GRAIN FARM

163[±] Acres
2 Tracts

AUCTION

February 6th • 6:30 PM

Wayne Twp • Huntington County

EXCELLENT GRAIN FARM

163[±] Acres
2 Tracts

AUCTION

February 6th • 6:30 PM

Dogwood Glen Golf Course
753 E 900 S, Warren, IN 46792

EXCELLENT GRAIN FARM

Wayne Twp
Huntington
County

163[±] Acres

131[±] Tillable • 27[±] Wooded • 3.3[±] CRP

2 Tracts



Bill Earle
N. Manchester, IN
260.982.8351
bille@halderman.com



Jon Rosen
N. Manchester, IN
260.740.1846
jonr@halderman.com



Pat Karst
Huntington, IN
260.563.8888
patk@halderman.com

Owner:
Groff Farm

PROPERTY INFORMATION

LOCATION: At the junction of SR 105 and SR 9, on the north side of CR 1200 S.

ZONING: Agricultural

TOPOGRAPHY: Nearly Level

SCHOOLS: Huntington County Community School Corp.

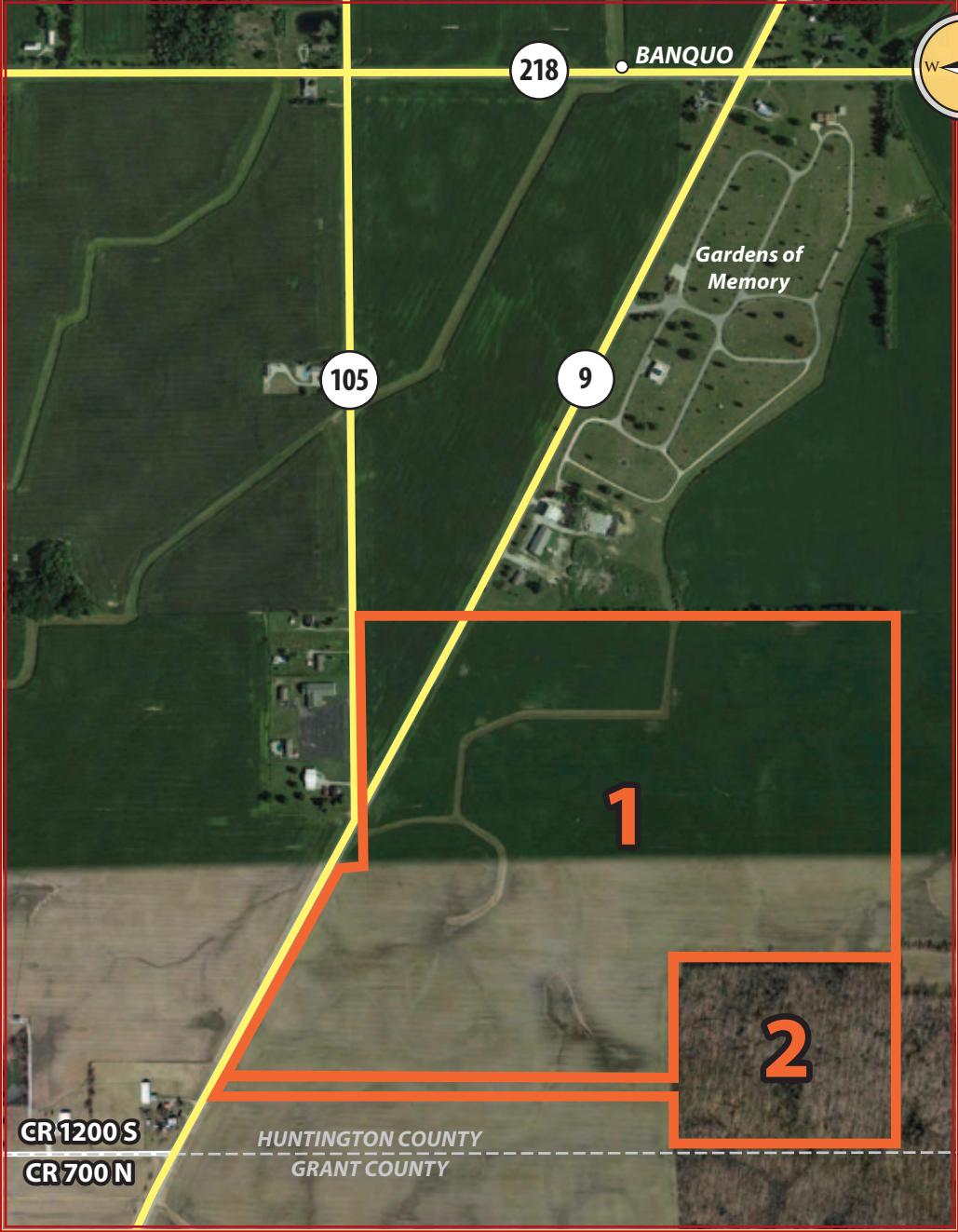
ANNUAL TAXES: \$3,272.96

DITCH ASSESSMENT: \$44.90

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.			
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	80.71	135	44
Pg	Pewamo silty clay loam	33.38	160	44
GIB2	Glynwood silt loam, 3 to 7 percent slopes, eroded	14.13	125	44
Pe	Patton silty clay loam, sandy substratum	13.75	175	49
Weighted Average		143.8		44.5



TRACT DETAILS

TRACT 1: 136+/- Total Acres • 131+/- Tillable • 3.3+/- CRP

TRACT 2: 27+/- Total Acres • All Woods/Owned Access

*Tract 2 is dependent on variance.

Chisel Plowing \$15.24/acre

Fertilizer \$78.18/acre

Herbicide \$26.21/acre

Total: \$15,792

The buyer of Tract 1 or the whole farm will reimburse former farm tenant at closing for these expenses.

EXCELLENT GRAIN FARM

PLACE BID ONLINE BIDDING AVAILABLE

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 6, 2014. At 6:30 PM, 163.11 acres, more or less, will be sold at the Dogwood Glen Golf Course, Warren, 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 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 Bill Earle at 260-982-8351 or Jon Rosen at 260-740-1846, 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 General 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.

CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyers will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties. The contract on 3.3 acres has an annual payment of \$714 and expires 9/30/23.

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

CLOSING: The closing shall be on or about March 10, 2014. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

FALL EXPENSES: The buyer of Tract 1 or the whole farm will reimburse former farm tenant at closing for fall expenses in the amount of \$15,792.

REAL ESTATE TAXES: Real estate taxes are estimated at \$3,272.96. The Sellers will pay the 2013 taxes due and payable in 2014. The Buyer(s) will pay the 2014 taxes due and payable in 2015 and all taxes thereafter.

DITCH ASSESSMENT: The ditch assessment is \$44.90. Buyer(s) will pay the ditch assessment in 2014 and all ditch 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 his/her independent inspections, investigations, 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, Metzger Property Services, LLC 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 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, 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.

