

AUCTION

PRODUCTIVE FARMLAND & RECREATION

81^{+/-} ACRES • 3 TRACTS

64^{+/-} TILLABLE • 12^{+/-} WOODS

1.23^{+/-} CRP ACRES

THURSDAY, SEPT. 22ND

6:30 PM

HABECKER DINING COMMONS, ROOM A

HUNTINGTON UNIVERSITY

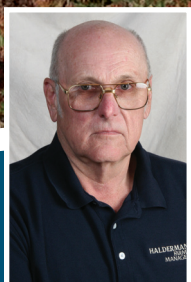
502 LAKE ST. • HUNTINGTON, IN 46750

PLACE BID

Online Bidding is Available



JON ROSEN
N. MANCHESTER, IN
260-740-1846
JONR@HALDERMAN.COM



BILL EARLE
N. MANCHESTER, IN
260-982-8351
BILLE@HALDERMAN.COM

OWNER: LORI A. RIECKE

HALDERMAN
REAL ESTATE
SERVICES

HLS# JRR-10661

800.424.2324 | www.halderman.com

PROPERTY INFO

PROPERTY LOCATION:

APPROXIMATELY 5 MILES NORTH OF HUNTINGTON.

.25 MILE NORTH OF THE INTERSECTION OF

CR 300 W AND CR 900 N

TOPOGRAPHY: LEVEL - GENTLY ROLLING

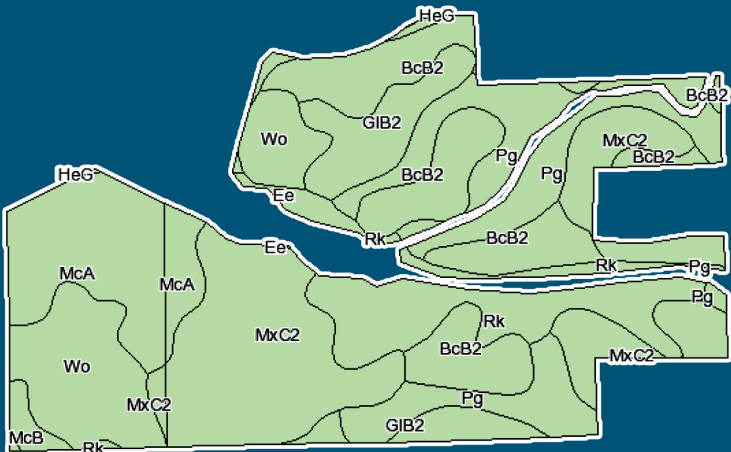
ZONING: AGRICULTURAL

SCHOOLS: HUNTINGTON COUNTY

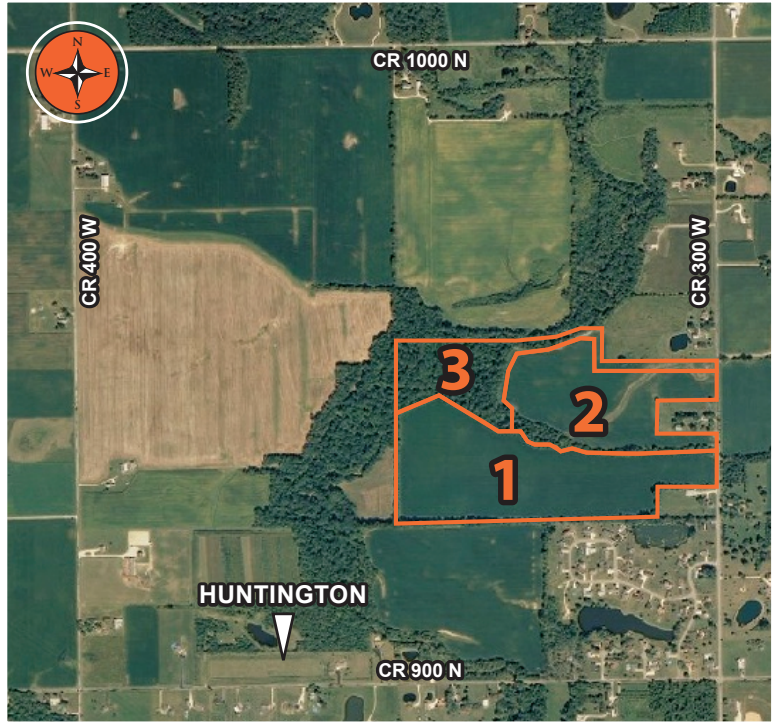
COMMUNITY SCHOOL CORPORATION

ANNUAL TAXES: \$1,329.24

SOILS INFO



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.					
MxC2	Morley silt loam, 6 to 12 percent slopes, eroded	16.1	80	28	36
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	10.6	100	35	45
Pg	Pewamo silty clay loam	10	130	46	59
McA	Martinsville silt loam, 0 to 2 percent slopes	7.9	120	42	48
Wo	Whitaker loam	7.3	128	45	52
Rk	Rensselaer loam	6.7	146	51	59
GIB2	Glynwood silt loam, 3 to 7 percent slopes, eroded	4.8	90	33	41
Ee	Eel silt loam, occasionally flooded	0.7	120	42	48
McB	Martinsville silt loam, 2 to 8 percent slopes	0.6	120	42	48
HeG	Hennepin loam, 30 to 70 percent slopes	0.3			
Weighted Average		109.2	38.4	47.1	



TRACT 1: 40+/- ACRES, MOSTLY TILLABLE

TRACT 2: 29+/- ACRES, MOSTLY TILLABLE,

WITH 1.23+/- ACRES CRP WATERWAY

TRACT 3: 12+/- ACRES, ALL WOODED

FSA INFO:

CORN BASE: 29.4 ACRES

DP YIELD & CC YIELD: 112 BU/AC

SOYBEAN BASE: 20.6 ACRES

DP YIELD & CC YIELD: 37 BU/AC

WHEAT BASE: 15.1 ACRES

DP YIELD & CC YIELD: 56 BU/AC

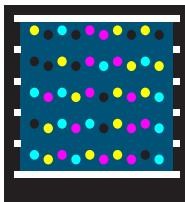
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phone at <http://gettag.mobi>



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 22, 2011. At 6:30 PM, 81 acres, more or less, will be sold at Habecker Dining Commons, Room A, in Huntington, 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, when accepted by the Seller, 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 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 recognizes that a survey will be required and reserve the right to determine the type of survey provided. The cost of said survey will be shared 50/50 by the Seller and the Buyer(s). The Seller 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). When the 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 General 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.

CRP: CRP Payments will be prorated to the day of deed recording, 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 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. Conduction 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.

AUCTIONEER: MARK METZGER,

IN Auct. Lic. #AU01015313

