

AUCTION

MAY 26, 2011 • 6:30 PM EST

OWEN COUNTY FAIRGROUNDS • 400 S EAST STREET
SPENCER, IN 47460

186[±] TOTAL ACRES • 6 TRACTS

85[±] TILLABLE • 81[±] WOODS/TIMBER



2 HOMES & PERSONAL PROPERTY
MARION TWP, OWEN Co.

OPEN HOUSES:
MAY 7: 1-4PM & MAY 17: 4-7PM



TODD LITTEN
ELLETTSVILLE, IN
812.327.2466
TODDL@HALDERMAN.COM



Online Bidding is Available at
www.halderman.com

VISUAL TOUR WWW.HALDERMAN.COM

OWNER: JOSEPH CHUDEREWICZ

HALDERMAN
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HLS# TML-10560

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PROPERTY MAPS & INFORMATION

LOCATION: .25 mi W of PATRICKSBURG & 5 mi SE of BOWLING GREEN, also 9 mi E of CLAY CITY & 10 mi W of SPENCER.

ZONING: AGRICULTURAL

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

SCHOOL DISTRICT: OWEN VALLEY MIDDLE & HIGH SCHOOL, PATRICKSBURG ELEMENTARY

TRACT 5

11111 SMITHVILLE RD, BOWLING GREEN, IN 47455

5,534 SQ FT OF FINISHED LIVING AREA
ON 12.5⁺ TOTAL ACRES
2⁺ ACRE STOCKED POND

RANCH STYLE ONE STORY BRICK HOME
OVER FULL FINISHED WALK-OUT BASEMENT.

BUILT IN 2003, THIS HOME FEATURES:

- 4 BEDROOMS
- 3 FULL BATHS
- ALL-SEASON ROOM
- GRANITE COUNTER TOPS
- AMISH MADE OAK CABINETRY
- CUSTOM LIGHTING
- 6" EXTERIOR WALLS
- 2 PORCHES
- 2 FIREPLACES
- 3 CAR ATTACHED GARAGE
- BONUS ROOM OVER GARAGE
- COPPER PLUMBING
- CITY WATER



TRACT 4



TRACT 2

1-1/2 STORY COUNTRY HOME ON .76⁺ TOTAL ACRES

11100 SMITHVILLE RD, BOWLING GREEN, IN 47455

THIS HOME FEATURES:

- 3 BEDROOMS
- 1 FULL BATH
- ALL-SEASON PORCH
- 2 CAR ATTACHED GARAGE
- PARTIAL BASEMENT
- REPLACEMENT THERMOPANE WINDOWS
- CITY WATER

SHINGLE ROOF, LP GAS FURNACE, WATER HEATER AND WELL PUMP ALL REPLACED WITHIN THE LAST TWO YEARS. WIRING HAS BEEN REPLACED THROUGHOUT.



TRACT 1: 27.74 TOTAL ACRES, 20.74 TILLABLE, 6 ACRES WATERWAYS, WASCOBS

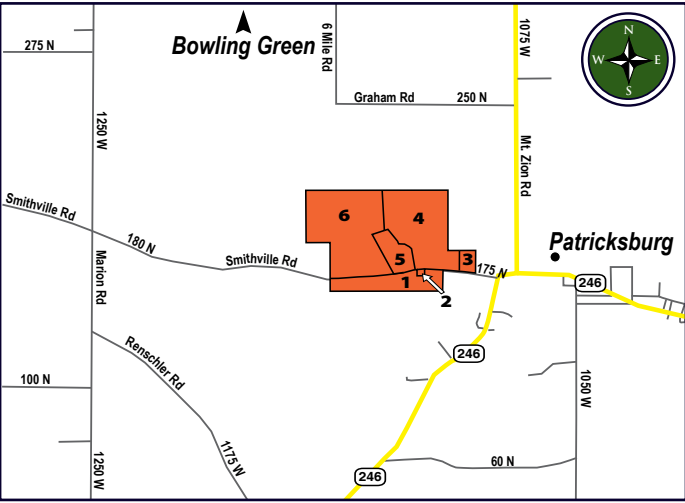
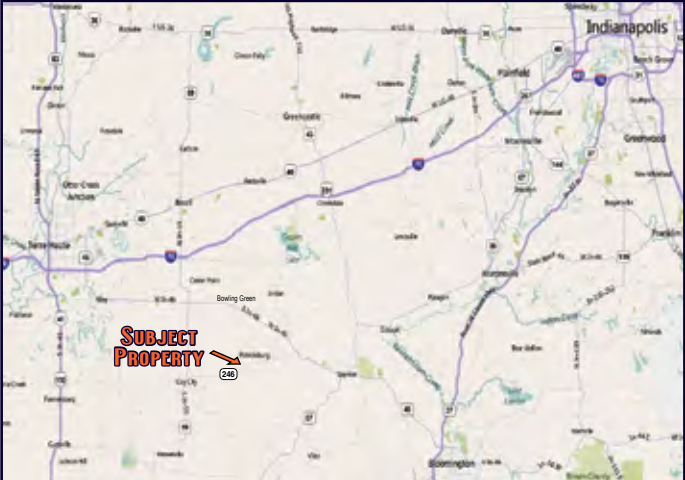
TRACT 2: .76 TOTAL ACRES WITH COUNTRY HOME (PICTURED RIGHT)

TRACT 3: 5.25 TOTAL ACRES, POTENTIAL HOMESITE WITH WOODS & OPEN LAND

TRACT 4: 60 TOTAL ACRES, LARGE FRAME BARN, 26.27 TILLABLE, BALANCE IN WOODS AND \$8,000-\$10,000 OF HARVESTABLE TIMBER

TRACT 5: 12.5 TOTAL ACRES, 5.5 TILLABLE
SPECTACULAR HOME (PICTURED ABOVE) OVERLOOKING 2 ACRE STOCKED LAKE WITH DOCK

TRACT 6: 80 TOTAL ACRES, 32 TILLABLE
REMAINING BALANCE IN WOODS AND \$12,000 OF HARVESTABLE TIMBER
GREAT COMBINATION OF INCOME PRODUCING CROPLAND AND FUTURE TIMBER HARVEST PROCEEDS;
HUNTING/RECREATIONAL OPPORTUNITIES.



PERSONAL PROPERTY TO BE AUCTIONED FOLLOWING REAL ESTATE

- RESTORED JD 4010 WIDE FRONT GAS TRACTOR
 - NEW PAINT, LESS THAN 100 HOURS ON REBUILT ENGINE
- RESTORED JD MODEL B TRACTOR
- JD MX7 ROTARY MOWER WITH 3PT HITCH & 2 DOLLY WHEELS
- 2 WHEEL TRAILER, 5' x 7'

THE TIMBER ON THIS PROPERTY HAS BEEN WELL-MANAGED OVER THE PAST 20+ YEARS WITH THE OWNER CARRYING OUT EXTENSIVE TIMBER STAND IMPROVEMENT (TSI) WORK. THE WOODS ARE WELL POPULATED WITH A VARIETY OF HIGH QUALITY HARDWOOD SPECIES THAT HAVE GOOD GROWTH RATES. MAIN SPECIES PRESENT ARE POPLAR, WHITE OAK, RED OAK, CHERRY, WALNUT, AND HICKORY.

TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on May 26, 2011. At 6:30 PM, 186.25 acres will be sold at the Owen County Fairgrounds in Spencer, IN. This property will be offered as one total 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 Todd Litten at 812-327-2466 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 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.

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

CLOSING: The closing shall be on or about June 28, 2011. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of the home on Tract #5 will be at closing. Possession of the home on Tract #2 is subject to tenant's lease. Possession of ground will be at closing subject to tenant's rights to 2011 crop.

REAL ESTATE TAXES: Real estate taxes for 2010 were \$10,889.22. The Seller will pay the 2010 taxes due and payable in 2011 and all previous taxes. Buyer(s) to pay the 2011 taxes due and payable in 2012, and all taxes thereafter.

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, Mark Metzger 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.

AUCTIONEER: MARK METZGER, IN Auct. Lic. #AU01015313

