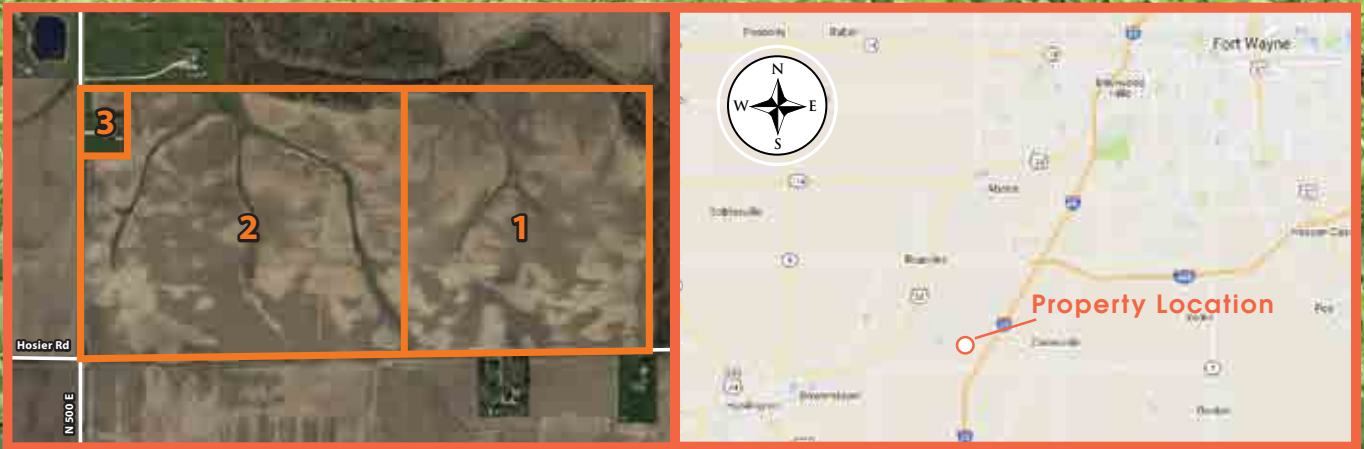


Union Township • Huntington County

Auction

82^{+/-} Acres • 3 Tracts



September 25th • 6:30 PM

Cottage Event Center • 9524 US-24, Roanoke, IN 46783

Tract 1: 33^{+/-} Acres

30.5^{+/-} Tillable,

1.7^{+/-} Wooded, 0.78^{+/-} Other

Tract 2: 46.58^{+/-} Acres

39.4^{+/-} Tillable,

4.6^{+/-} Wooded, 2.58^{+/-} Other

Tract 3: 2.3^{+/-} Acres

1^{+/-} Tillable, 1.3^{+/-} Home/Yard

Great location within a mile of Allen and Wells County



Open Houses:
September 3 & 9; 4-5 P.M.

5 Bedroom, 1 Bathroom, 2.0 Story, 2,528 square foot house with clay tile shingles. The house sits on a 3/4 basement. Heated with a forced air propane furnace & cooled with central air. Very nice woodwork throughout with a sound structure. With the right hands, this house could become home sweet home.

There is an attached 24' x 24' square foot 2-car garage with concrete floor and overhead electric doors. 12' x 18' Garden Shed with Metal sides and Metal roof.

Owners: Fredrick R. & Violet E. Wolf Estate & Dean L. Wolf



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Union Township • Huntington County

Auction

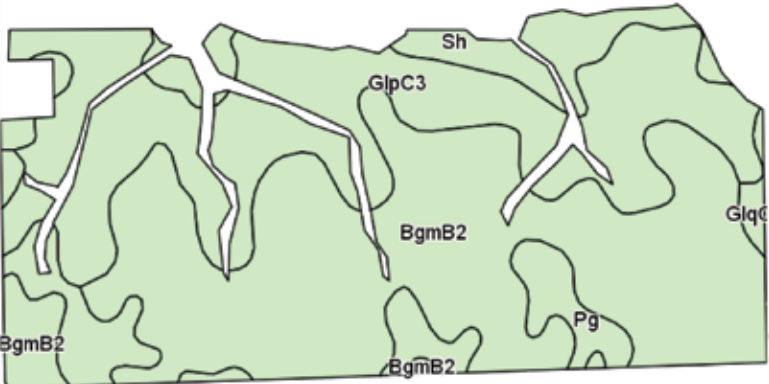
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Soil Information



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	35.70	137	44
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	23.78	112	29
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	6.34	157	47
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	4.54	131	38
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.56	120	30
Weighted Average		129.9	38.7	

Property Information

<u>Location</u> 5205 N 500 E, Roanoke. NE corner of CR 500 E and 500 N	<u>Schools</u> Huntington County Schools
<u>Zoning</u> Agricultural	<u>Annual Taxes</u> Tracts 1 & 2: 1,659.06; Tract 3: \$1,576.20
<u>Topography</u> Level-Gently Rolling	<u>Ditch Assessment</u> Tracts 1 & 2: \$99.48; Tract 3: \$12.50

PLACE BID Online Bidding Available



Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 25, 2017. At 6:30 PM, 81.88 acres, more or less, will be sold at the Cottage Event Center, 9524 US 24, Roanoke, IN. This property will be offered in three tracts as individual units or Tracts 1 & 2 in combination. DUE TO OWNERSHIP WE CAN NOT OFFER IT AS A WHOLE FARM. 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 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 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, 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. If a survey is completed, the purchase price for the surveyed tract 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. There will be no price adjustment for Tract 3.

FARM INCOME: Seller will retain the 2017 farm income.

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. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Seller will provide the appropriate deed to convey clear title 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.

CLOSING: The closing shall be on or about November 6, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to the 2017 crop harvest. Possession of the house will be 30 days after close.

REAL ESTATE TAXES: Real estate taxes are \$1,659.06 for Tracts 1 & 2 and \$1,576.20 for Tract 3. The Sellers will pay real estate taxes for 2017 due 2018 for Tracts 1 & 2. Buyer(s) will be given a credit at closing for the 2017 real estate taxes due 2018 and will pay all taxes beginning with the spring 2018 installment and all taxes thereafter. Real Estate taxes for Tract 3 will be prorated to the day of closing.

DITCH ASSESSMENTS: Ditch assessments for Tracts 1 & 2 are \$99.48 and for Tract 3 is \$12.50. Buyer(s) will pay all ditch assessments beginning with the spring 2018 installment and all assessments thereafter.

OPEN HOUSES: Sunday, September 3, 2017 from 4:00 – 5:00 PM EST and Saturday, September 9, 2017 from 4:00 – 5:00 PM EST

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, 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.