

Richland Township - Fulton County

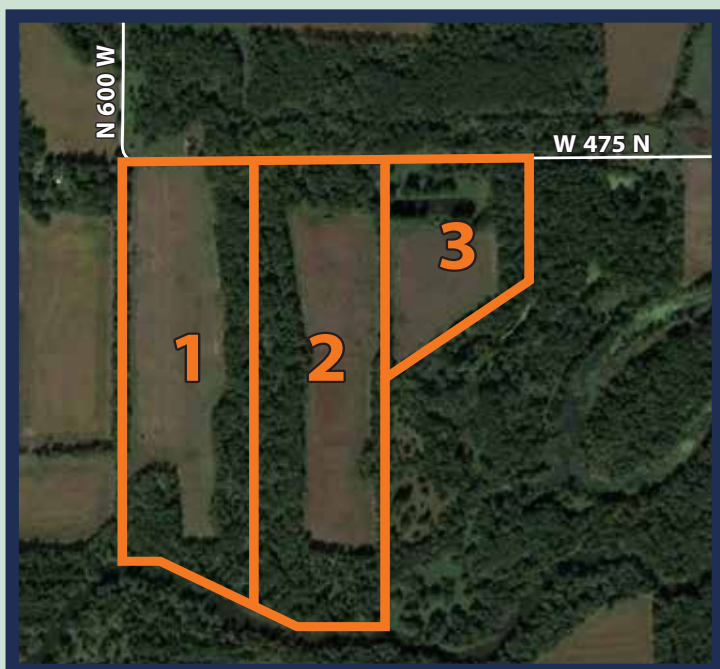
AUCTION

September 12th • 6:30 p.m.

Fulton County Historical Museum • 37 E 375 N, Rochester IN 46975

111^{+/-} ACRES | 3 TRACTS

Excellent Wooded Recreational Ground Along the Tippecanoe River



Tract Breakdown

Tract 1 - 41.6^{+/-} Acres

16.08^{+/-} Wooded

25.53^{+/-} CRP

Tract 2 - 47^{+/-} Acres

25.22^{+/-} Wooded

21.78^{+/-} CRP

Tract 3 - 23^{+/-} Acres

12.68^{+/-} Wooded

10.32^{+/-} CRP

Total: 111.61^{+/-} Acres - 53.98^{+/-} Wooded, 57.63^{+/-} CRP

Property Information

Location

In the southeast corner of the intersection of
CR 475 N. and CR 600 W. approximately
9 miles northwest of Rochester

Zoning

Agricultural

Topography

Level to Gently Rolling

Annual Taxes

\$1,786.28



Jon Rosen
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Bill Earle
N. Manchester, IN
260.578.1035
bille@halderman.com



Owner: McNarney Family

2014 Irrevocable Trust

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# JRR-12224 (18)

800.424.2324 | halderman.com



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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
OmB	Ormas loamy sand, 2 to 6 percent slopes	32.12	90	32
OmA	Ormas loamy sand, 0 to 2 percent slopes	15.75	90	32
ChB	Chelsea fine sand, 2 to 6 percent slopes	8.09	85	30
KoC	KosciuskoOrmas complex, 6 to 12 percent slopes	1.12	82	29
Ed	Edwards muck, drained	0.44	137	36
Co	Cohoctah fine sandy loam, occasionally flooded	0.11		
Weighted Average			89.3	31.6



Online Bidding Available

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 September 12, 2018. At 6:30 PM, 111.61 acres, more or less, will be sold at the Fulton County Historical Museum, Rochester, IN. This property will be offered in three tracts as individual units, in combination or 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 260-578-1035 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 acreages listed in this brochure are estimates taken from the county assessor's records, not records and/or aerial photos. 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.

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 Sellers will provide a Trustee's 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Fulton County FSA, 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 future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties.

The mid-contract management plan requires a disking order prior to December 31, 2018. The Seller or the Buyer can complete this disking and receive reimbursement from the FSA. This disking must occur or the contract will be in violation and penalties and fines are placed on the property. The Seller and Buyer will agree on who will complete the disking at the auction and it will become part of the purchase agreement.

CRP contract expires on September 30, 2028 or roughly 10 years from now. The payment is \$149.97 per acre or \$8,638 total for the annual payment.

CLOSING: The closing shall be on or before October

POSSESSION: Possession of land will be at closing.

DITCH ASSESSMENTS: Seller will pay the 2018 ditch assessments. Buyer(s) will pay the 2019 ditch assessment and all 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, 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. Harmever, Auctioneer, and their representatives, are exclusive agents of the Sellers.

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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

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Conduction 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.