

Cicero Twp - Tipton County

Auction

December 4th • 6:30 p.m.

Tipton County Fairgrounds - 1200 S. Main Street, Tipton, IN 46072

62^{+/-} Acres • 2 Tracts

Highly Productive Farmground and Rural Residence

62^{+/-} Total Acres
48.5^{+/-} Tillable, 3^{+/-} Home Site,
10.5^{+/-} Non-Tillable

Tract 1
3^{+/-} Total Acres - All Home Site

Tract 2
59^{+/-} Total Acres
48.5^{+/-} Tillable
10.5^{+/-} Non-Tillable

Property Information

LOCATION

142 W 300 South
Tipton, IN 46072

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Tipton Community School Corporation

ANNUAL TAXES

\$3,594.92

(Tax amount is based off of original 92 acres, only 62 acres will be sold.)

DITCH ASSESSMENT

\$320.08

OPEN HOUSES

November 13th & 17th: 3 - 5 p.m.

Please disregard any previously advertised price on this farm.



1800 sq ft with 3 bedrooms, 1.5 baths, kitchen, dining room, utility & 2 car attached garage.

Two Pole Barns 32' x 56' & 32x80



John Miner
Greentown, IN
765.438.2699
johnm@halderman.com



Ken Ziegler
Tipton, IN
317.385.2736
kenz@halderman.com



Owner: Odle Farm

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# JMM-12270 (18)

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HALDERMAN

REAL ESTATE & FARM MANAGEMENT

PO Box 297

Wabash, IN 46992

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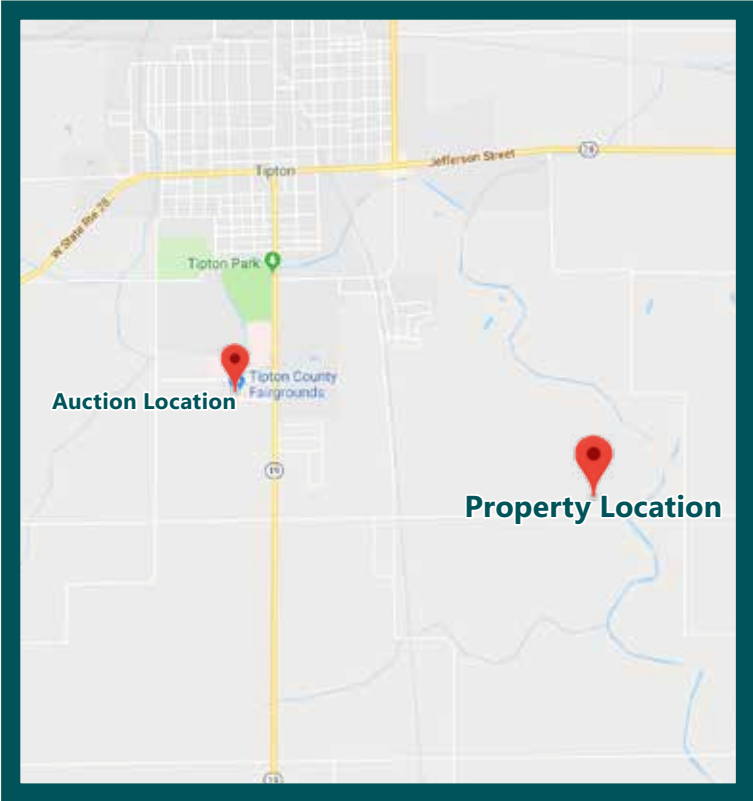
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Highly Productive Farmground and Rural Residence



Soil Information

Code	Soil Description	Acres	Corn	Soybeans
DeA	Del Rey, sandy substratumCrosby silt loams, 0 to 2 percent slopes	19.87	127	42
TuB 2	Tuscola, till substratumStrawn complex, 1 to 6 percent slopes, eroded	10.98	135	47
Sh	Sloan silt loam, sandy substratum, occasionally flooded	10.46	155	42
Pn	Patton silty clay loam, 0 to 2 percent slopes	9.36	173	51
Weighted Average		143	44.7	



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 December 4, 2018. At 6:30 PM, 62 acres, more or less, will be sold at the Tipton County Fairgrounds, Tipton, IN. This property will be offered in two tracts as individual units 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 John Miner at 765-438-2699 or Ken Ziegler at 317-385-2736 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.

FARM INCOME: Seller will retain the 2018 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 Sellers will provide a 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.

CLOSING: The closing shall be on or before January 18, 2019. 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.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2018 due 2019. Buyer will be given a credit at closing for the 2018 real estate taxes due 2019 and will pay all taxes beginning with the spring 2019 installment and all taxes thereafter.

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. 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.