

Noble County | Orange Township

Lakefront  
Property on  
Sylvan Lake

# ABSOLUTE AUCTION

August 8<sup>th</sup> | 11:00 a.m.

This could be  
**YOUR VIEW**

**38.5<sup>+/-</sup>**  
**acres**



## 1,512 sq. ft. HOME

3 bed, 2 bath featuring  
full basement

## 2 BARNs

30 x 30, 8' ceiling  
24 x 40, 12' ceiling



**18<sup>+/-</sup> Tillable Acres**

**13<sup>+/-</sup> Wooded Acres**



### LOCATION

4051 E 850 N  
Rome City, IN 46784

Southside of Sylvan Lake  
off of 850 N

### ZONING

Residential

### SCHOOL DISTRICT

East Noble Schools

### ANNUAL TAXES

\$12,774.60

## OPEN HOUSE

DATES: July 18 | TIME: 10 am -12 pm EST

\*COVID-19 SAFETY DETAILS CAN BE VIEWED AT [WWW.HALDERMAN.COM](http://WWW.HALDERMAN.COM)



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Neal Wolhuter  
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OWNER: Wolfe Revocable Trust

**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

HLS# JRR-12516 (20)

800.424.2324 | [www.halderman.com](http://www.halderman.com)





**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

**PO Box 297 • Wabash, IN 46992**

# ABSOLUTE AUCTION

**Noble County | Orange Township**

## Open House

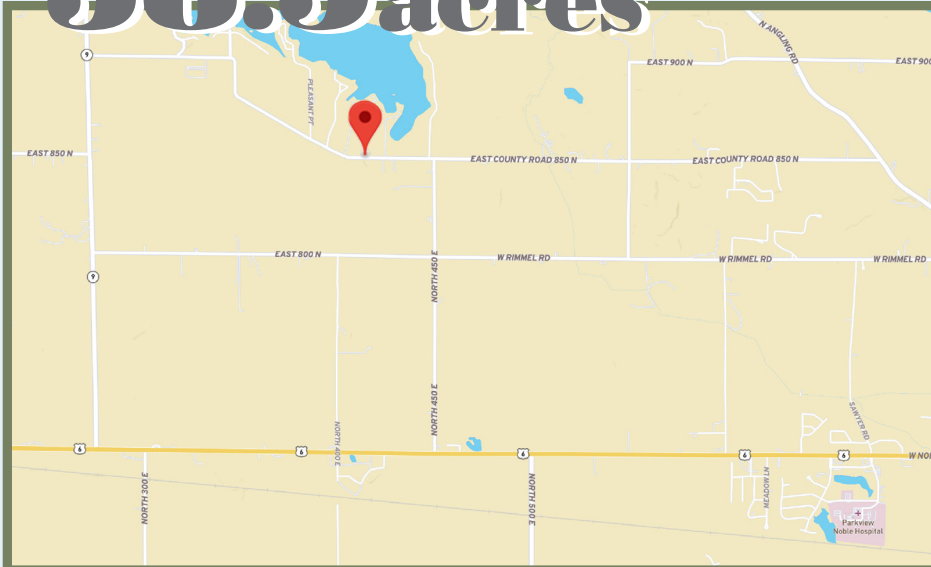
**4051 E 850 N  
Rome City, IN 46784**

**July 18, 10 am - 12 pm EST**

**PLACE BID**

**ONLINE BIDDING**  
available at [halderman.com](http://halderman.com).

# 38.5+/- Acres



### Terms and Conditions



**AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN**  
Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 8, 2020. At 11:00 AM, 38.57 acres, more or less, will be sold onsite at 4051 E 850 N, Rome City, IN. This property will be offered in one tract as an individual unit. Each bid shall constitute an offer to purchase and the final bid and, shall constitute a binding contract between the Buyer(s) and the Sellers because this is an absolute auction. 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 Neal Wolhuter at 260-336-2219, at least two days prior to the sale.

**ACREAGE:** The acreages listed in this brochure are estimates taken from a recent survey, FSA records and/or aerial photos.

**SURVEY:** The Sellers had a recent survey completed by Midwest Land Survey and the cost of the survey will be shared 50/50 between the new buyers and the sellers.

**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:** This is an absolute auction and the property will sell regardless of price. Successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidder 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). 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 September 8, 2020. The Sellers have the choice to extend this date if necessary.

**POSSESSION:** Possession of land and buildings will be at closing.

**REAL ESTATE TAXES:** The real estate taxes will be prorated to the date of closing.

**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.