

# 2 AUCTIONS

November 2<sup>nd</sup> | 6:30 pm ET

**Noble County Fairgrounds (Log Cabin)**  
580 Fair Street | Kendallville, IN 46755



GREAT LOCATION • HOME • FARMLAND • RECREATIONAL

## Terms and Conditions

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 2, 2021. At 6:30 PM, 2 FARMS WILL BE SOLD. The first farm consists of 28 acres, more or less, and will be offered in two tracts as individual units or as a whole farm. The second farm consists of 36.5 acres, more or less, and will be offered in three tracts as individual units, in combination or as a whole farm. THE FARMS CANNOT BE COMBINED. The sale will take place at the Noble County Fairgrounds, Kendallville IN. 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 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 the county assessor's records, FSA records and/or aerial photos. Tract breakdown is subject to final approval by the county.

**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:** Sellers will retain the 2021 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 December 31, 2021. The Sellers have the

HLS# NDW-12685(21), NDW-12685-1(21)

choice to extend this date if necessary.

**POSSESSION:** Possession of the land and buildings will be at closing, subject to the tenant's rights.

**REAL ESTATE TAXES:** The real estate taxes will be prorated to the day 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. 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.



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Instant directions to property tracts and auction details.

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**NOBLE CO**  
**ORANGE TWP**

**28+/- total acres** & **37.5+/- total acres**  
**2 TRACTS** & **3 TRACTS**

TRACTS 1-2 CAN'T BE COMBINED W/ TRACTS 3-5

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**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



**Neal Wolhuter**  
260.336.2219  
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**Jon Rosen**  
260.740.1846  
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# AUCTION 1

FARM: RICK & KYLE PRATT

28+/- total acres

**Tract 1**  
**5+/- Acres**  
2+/- Woods | 3+/- Home

**Tract 2**  
**23+/- Acres**  
6+/- Tillable | 15+/- Woods

TRACTS CAN'T BE COMBINED  
WITH AUCTION 2: TRACTS 3-5

**PROPERTY LOCATION**  
5 miles W of Kendallville  
on US 6

**TOPOGRAPHY**  
Gently Rolling

**SCHOOL DISTRICT**  
East Noble Schools

**ZONING**  
Agricultural

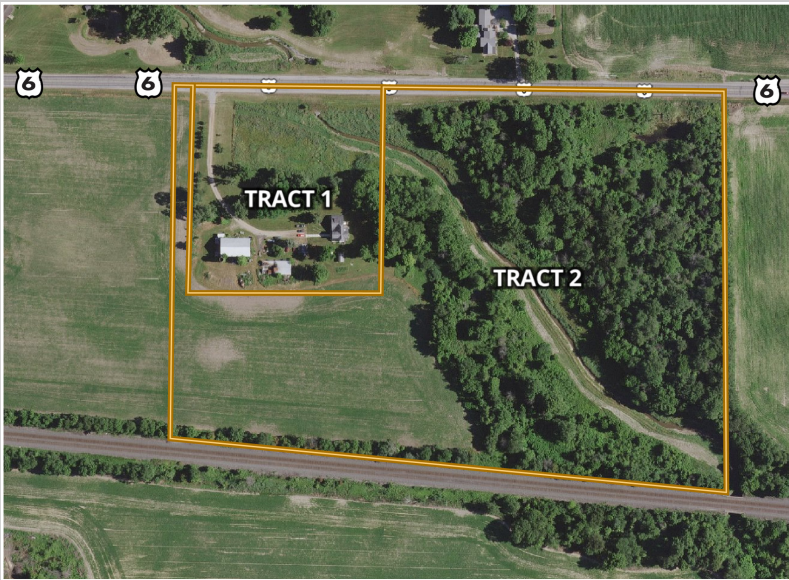
**ANNUAL TAXES**  
\$3,096.32

Additional information including photos  
are available at [halderman.com](http://halderman.com).  
**Online bidding is also available to  
place a bid.** Visit [halderman.com](http://halderman.com) or  
download the **Halderman App**. Please  
register prior to the auction.

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
RsB	Riddles sandy loam, 1 to 6 percent slopes	5.21	143	49
Ws	Washtenaw silt loam	0.40	170	51
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	0.34	129	45
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	0.07	98	33
WEIGHTED AVERAGE (WAPI)			143.5	48.7

**4,191 sq ft Home | 4 Bed | 2 Bath**

This Home features (2) living rooms, a large kitchen with island (appliances included), dining room and enclosed porch. The second story features 4 bedrooms, laundry hook up and a walk-out porch. The full basement includes washer and dryer, utility area, and LP Heat.



20x12 GARDEN SHED  
WITH LOFT, METAL ROOF



20x20 DETACHED GARAGE



40x68x14 PARTIAL METAL  
BARN WITH 14x42x8 LEAN TO

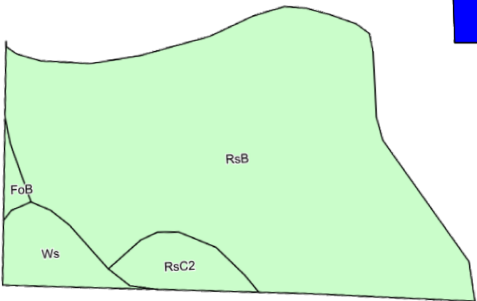
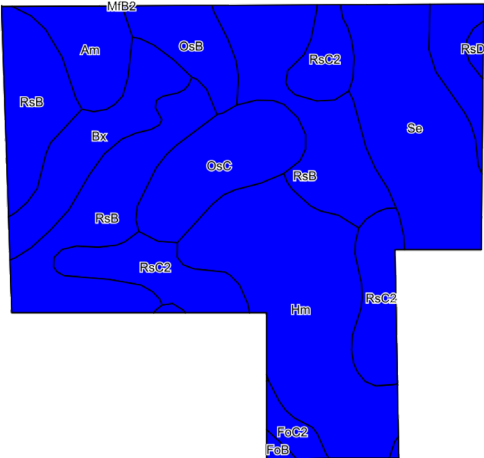


30x30x8 BARN

## OPEN HOUSES

Friday, October 8  
4:00 pm - 6:00 pm ET

Friday, October 22  
4:00 pm - 6:00 pm ET



37.5+/- total acres

# AUCTION 2

FARM: R & L INVESTMENTS

**Tract 3**  
**14.5+/- Acres**  
8+/- Tillable  
6.5+/- Woods

**Tract 4**  
**10+/- Acres**  
6+/- Tillable  
4+/- Woods

**Tract 5**  
**13+/- Acres**  
2+/- Tillable  
11+/- Woods

TRACTS CAN'T BE COMBINED  
WITH AUCTION 1:  
TRACTS 1-2

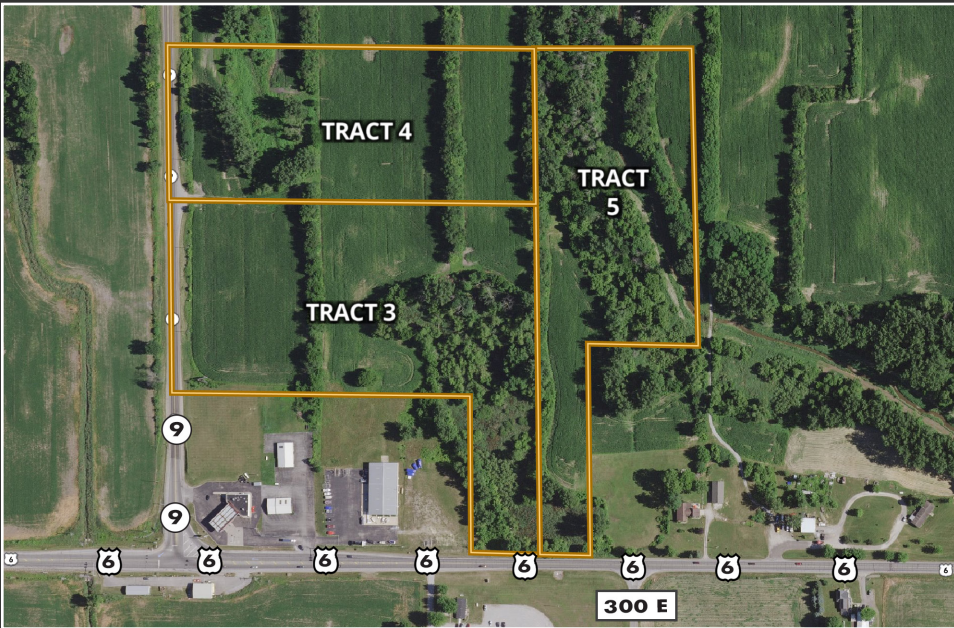
**PROPERTY LOCATION**  
The intersection of SR 9  
and Highway 6 in the NE  
corner

**TOPOGRAPHY**  
Gently Rolling

**ZONING**  
Agricultural, Commercial  
Development

**ANNUAL TAXES**  
\$1,071.10

**DITCH ASSESSMENT**  
\$89.36



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
RsB	Riddles sandy loam, 1 to 6 percent slopes	11.03	143	49
Hm	Houghton muck, disintegration moraine, 0 to 2 percent slopes	7.28	--	--
Se	Sebawa loam, drained, 0 to 1 percent slopes	5.37	133	37
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	4.52	129	45
OsC	Oshtemo loamy sand, 6 to 12 percent slopes	3.05	95	33
Bx	Brookston silt loam	2.61	175	49
Am	Adrian muck, drained, 0 to 1 percent slopes	1.70	144	40
OsB	Oshtemo loamy sand, 2 to 6 percent slopes	1.55	105	37
FoC2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	0.52	89	29
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	0.16	98	33
RsD2	Riddles sandy loam, 6 to 12 percent slopes, eroded	0.16	118	41
WEIGHTED AVERAGE (WAPI)			108.3	34.9