

FARMLAND | LARGE MACHINERY SHEDS | GRAIN BINS
IDEAL FOR FARMING OR HOME SITE

14.41 +/- total acres

10 +/- Tillable • 4.41 +/- Grain Bins/Buildings

November 3rd | 6:30 pm ET AUCTION

AUCTION HELD ON-SITE, IMMEDIATELY SOUTH OF
17635 Bull Rapids Road | Spencerville, IN 46788

PROPERTY LOCATION

South of 17635 Bull Rapids Rd
Spencerville, IN 46788

The southwest corner of the
intersection of Bull Rapids Road
and Campbell Road

Allen Co | Springfield Twp

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

East Allen County Schools

SOIL TYPES

Glynwood silt loam, Morley silty
clay loam, Houghton Muck

ANNUAL TAXES

\$1,436.72*

*2020 taxes due in 2021

OPEN HOUSES

Saturday, October 9
9:00 am - 10:00 am ET

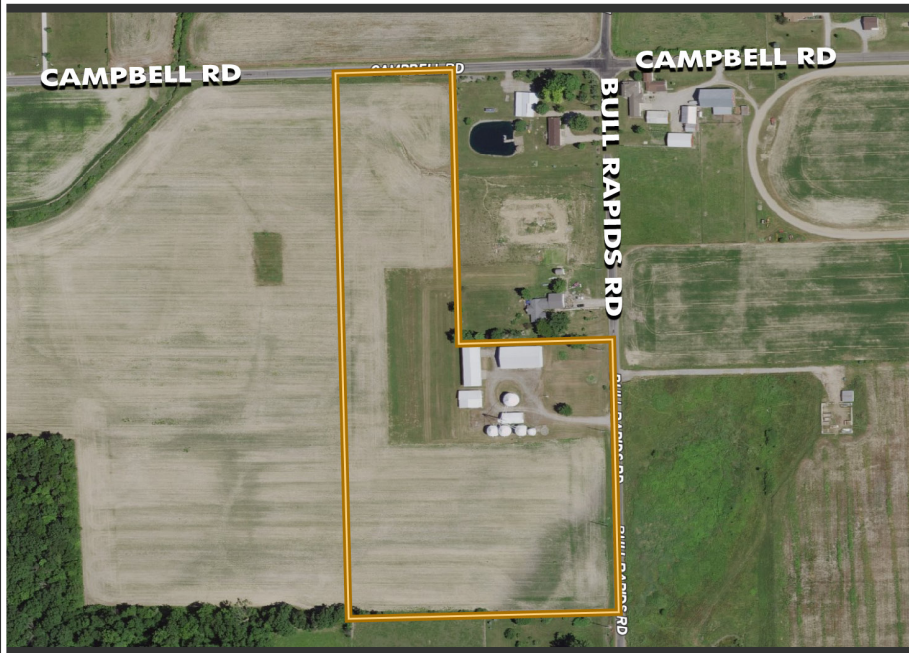
Monday, October 11
5:00 pm - 6:00 pm ET



Jon Rosen
260.740.1846
jonr@halderman.com



Neal Wolhuter
260.336.2219
nealw@halderman.com



48' W x 96' L - North Pole Building (Metal Sides and Roof)
(2) 16' W x 14' H Overhead Doors • Service door is in the southwest corner

36' W x 100' L - West Pole Building (Concrete Floor)
(2) 16' W x 14' H Overhead Doors • Building is split via a wall as one side
measures: 36' W x 56' D & the other measures: 36' W x 44' D
Service door is in the southeast corner of the structure.

40' W x 30' L - Concrete Block Structure
Structure has a service door and slide door 18' W x 11' H
Attached lead-to on southwest side is 20' W x 40' L

24' W x 46' L - Dump Shed (Concrete floor)
(2) 16' W x 14' H Overhead Doors • Service door is in the northwest corner

24' H x 30' D - North Bin 14,000 bu with aeration floor and stirator

21' H x 24' D - (3) Grain Bins 10,000 bu per bin with aeration floors

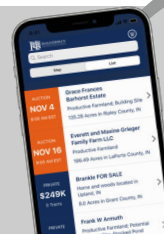
14' H x 15' D - Harvestore

Most of the bins were built in the 1970's-80s. The pole buildings were built in the 1990's.



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



**DOWNLOAD THE
HALDERMAN APP**
Instant directions to
property tracts and
auction details.

Download on the
App Store

GET IT ON
Google Play



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

November 3rd | 6:30 pm ET

AUCTION

**Immediately South of
17635 Bull Rapids Road
Spencerville, IN 46788**

**14.41 +/- total
acres**

SMALL PLOT OF LAND IDEAL FOR FARMING OR POTENTIAL HOME SITE



North Pole Building



West Pole Building



Harvestore & (3) Grain Bins



**Inside
West Pole
Building**



**Inside
Dump Shed**

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 3, 2021. At 6:30 PM, 14.41 acres, more or less, will be sold at the Farmstead south of 17635 Bull Rapids Rd, Spencerville, IN 46788. This property will be offered in one tract 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 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.

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 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 16, 2021. The Sellers have the choice to extend this date if necessary.

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

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

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

DITCH ASSESSMENTS: The ditch assessments (if any) 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.

**FARM: Don & Virginia Wolf Charity Foundation
HLS# JRR-12689 (21)**