

120+/- total acres

STEBEN CO | PLEASANT TWP

October 13<sup>th</sup> | 6:30 pm ET

# AUCTION

STEUBEN CO FAIRGROUNDS - LIONS CLUB COMMERCIAL BUILDING

100 Lane 101B Crooked Lake | Angola, IN 46703

TRACT 1



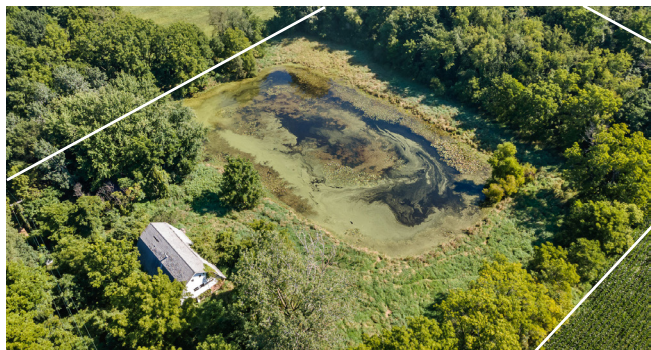
**80+/- Acres** 46+/- Woods • 34+/- Wetlands  
Features 7+/- acres of Middle Center Lake

TRACT 2



**16+/- Acres** 6+/- Tillable • 10+/- Woods  
Potential Building Site

TRACT 3



**7.5+/- Acres** 6+/- Woods • 1.5+/- Pond  
Features Dwelling, Barn & Potential Building Site

TRACT 4



**16.5+/- Acres** 9+/- Tillable • 7.5+/- Woods  
Potential Building Site

## PROPERTY LOCATION

Tract 1: west of the intersection of Weatherhead and Wolhert Streets at the dead end of Weatherhead St.

Tracts 2-4: 650 N 250 W, Angola, IN 46703

## TOPOGRAPHY

Rolling

## ANNUAL TAXES

\$745.44

## ZONING

Agricultural

## DITCH

## ASSESSMENT

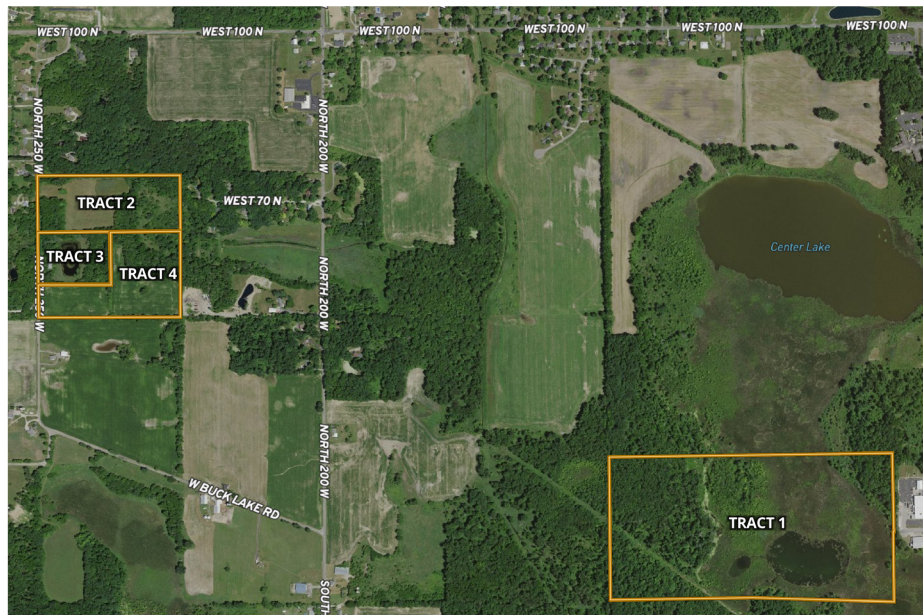
\$120

## SCHOOL DISTRICT

MSD of Steuben County

Additional information including photos and the soil map are available at [halderman.com](http://halderman.com).

FARM: Marshall Kolodenko, HLS# JRR-12823 (22)



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HALDERMAN  
REAL ESTATE & FARM MANAGEMENT

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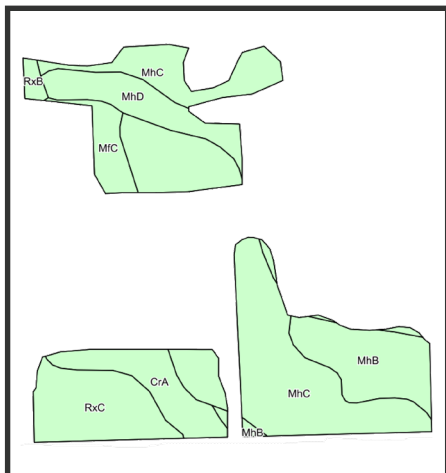
**AUCTION**

**STEBEN COUNTY FAIRGROUNDS**  
LIONS CLUB COMMERCIAL BUILDING

**120+/- total acres**



**4 TRACTS • NATURE'S LOVER & HUNTER'S PARADISE • CLOSE TO ANGOLA, IN MIXTURE OF PONDS & WOODLANDS • BEAUTIFUL POTENTIAL BUILDING SITES**



**TRACTS 2-4 SOIL MAP**

	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
MhC	Miami loam, 6 to 12 percent slopes	7.30	139	47
MhB	Miami loam, 2 to 6 percent slopes	2.14	144	48
RxC	Riddles sandy loam, 6 to 12 percent slopes	2.14	130	46
MhD	Miami loam, 12 to 18 percent slopes	1.60	124	43
CrA	Crosier loam, 0 to 3 percent slopes	1.39	140	46
MfC	Metea loamy sand, 6 to 12 percent slopes	0.73	100	35
RxB	Riddles sandy loam, 1 to 6 percent slopes	0.18	143	49

**WEIGHTED AVERAGE (WAPI) 135.2 46**

**Terms and Conditions**

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 13, 2022. At 6:30 PM, 120 acres, more or less, will be sold at Steuben County Fairgrounds Lions Club Commercial Building, 100 Lande 101B, Crooked Lake Angola, IN 46703. This property will be offered in four 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 Jon Rosen at 260-740-1846 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.

**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 Personal Representative 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, and no later than, November 29, 2022.

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

Possession of the buildings will be at closing.

**REAL ESTATE TAXES:** Real Estate taxes will be prorated to the day of closing.

**DITCH ASSESSMENTS:** Ditch assessments 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. 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.

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