

# OUTSTANDING RECREATIONAL PROPERTY

SUGAR CREEK THROUGHOUT PROPERTY • BUTLERVILLE, IN

# ONLINE at [halderman.com](http://halderman.com) AUCTION

**April 18<sup>th</sup>, 8:00 am - 6:00 pm ET**

SEVERAL TRAILS • MATURE TREES • CLEARED CAMPING AREAS  
FEATURING: OPEN SHELTER, DEER, WILD TURKEY, UPLAND GAME & FOWL

JENNINGS CO | COLUMBIA TWP



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## REGISTER FOR THE ONLINE AUCTION

TO PLACE A BID, visit  
[halderman.com](http://halderman.com) or download  
the Halderman App. Please  
register prior to the auction.

Additional information including  
photos and drone flight are  
available at [halderman.com](http://halderman.com)

## PROPERTY LOCATION

9555 N County Road 750 E  
Butlerville, IN 47223

(gated owned access)

2 miles northeast of Butlerville,  
Columbia Twp, Jennings Co

## ZONING

Agricultural

## SCHOOL DISTRICT

Jennings County School District

## TOPOGRAPHY

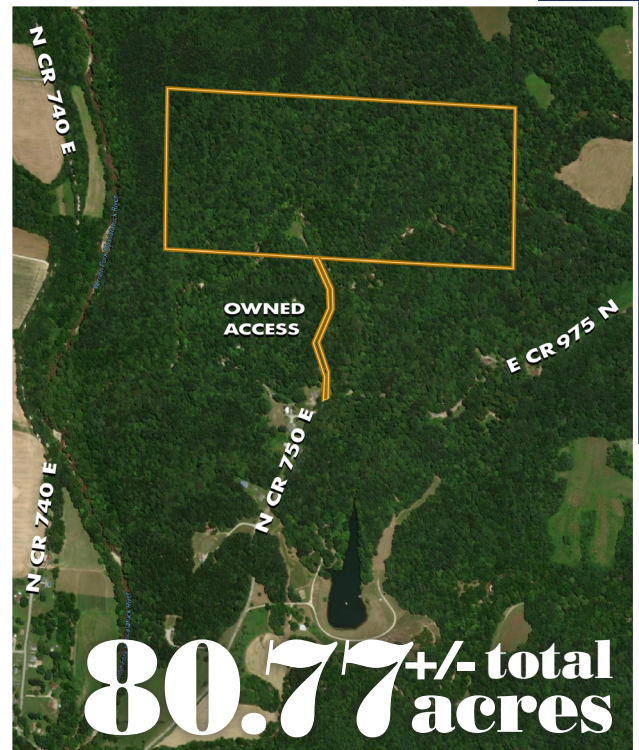
Gently Rolling

## ANNUAL TAXES

\$288.80

80+/- Woods

0.77+/- Acre Owned County Road  
Access back to the Property.



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**Halderman-Harmeyer**  
Real Estate Services



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

FARM: Estate of Peggy Frost  
HLS# RH-12898 (23)





**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

# ONLINE AUCTION

at [halderman.com](http://halderman.com)

**April 18<sup>th</sup> | 8:00 am - 6:00 pm ET**

**80.77<sup>±</sup> total  
acres**



## OUTSTANDING RECREATIONAL PROPERTY • BUTLERVILLE, IN

### For a complete list of terms and conditions, visit [halderman.com/property-listings](http://halderman.com/property-listings).

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: April 18, 2023 @ 8:00 AM EST; Bidding closes: April 18, 2023 @ 6:00 PM EST (\*\*See AUCTION END TIMES).

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed or meet representative in person, to review the Real Estate Contract, complete and properly sign without any modifications. The completed, signed contract must be returned to Halderman Real Estate Services, Inc. by email or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the Terms & Conditions. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Halderman Real Estate Services, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Halderman Real Estate Services, Inc. In addition, Halderman Real Estate Services, Inc. also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Halderman Real Estate Services, Inc. for and hold harmless Halderman Real Estate Services, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from Halderman Real Estate Services, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

#### REAL ESTATE TERMS:

- **TERMS OF SALE:** 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject financing.
- **DATE OF CLOSING:** The closing will take place on or before June 15, 2023.
- **POSSESSION:** At closing.
- **REAL ESTATE TAXES:** The Seller will pay the spring 2023 installment. The Buyer will pay the Fall 2023 real estate tax payment and all real estate taxes thereafter.
- **NO CONTINGENCIES:** This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

- **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.

- **TITLE:** Buyer is entitled to and the Seller will provide clear, insurable title for property and a Personal Representative's Deed upon full payment.

- **ZONING AND EASEMENTS:** Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

- **AERIAL PHOTOS, Images and Drawings:** are for illustration purposes only and not surveyed boundary lines unless specified.

- **AGENCY:** Halderman Real Estate Services, Inc. is the Agent and Representative of the Seller.

- **CONDITION OF PROPERTY:** Property is sold 'AS IS, WHERE IS' condition. Halderman Real Estate Services, Inc. the Sellers nor their representatives, agents, or employees make express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding on the subject property. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Halderman Real Estate Services, Inc. or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Halderman Real Estate Services, Inc. and their Agents and their Representatives from any and all claims, damages or suits including but not limited to awards, judgments, costs, fees, etc.

- **DISCLAIMER:** All information included herein was derived from sources believed to be correct, but is not guaranteed.

- **NEW DATA, CORRECTIONS, and CHANGES:** Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

**CONDUCT OF THE AUCTION:** The minimum bid increase will be \$5,000. Halderman Real Estate Services, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of Halderman Real Estate Services, Inc. are final.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

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

