

# Farm/Land Auction

## 225.77 Acre Harriet Munger Estate

Saturday, 23 January 2016 - 10 am

**Occasions Banquest Hall**  
**415 E Hendricks Street**  
**Shelbyville, IN**

### Property Location

#### 932 E 650 North - Shelby County

FC Tucker Shelby County in association with Brent Fuchs Auctions offers the 225.77 acre Harriet Munger Estate for auction in 4 Tracts.

#### Tract #1

47.31 acres, located on the Southwest corner offers 2,700' of road frontage on State Road 9 and 650 North, this well drained tract features 41 tillable acres with Westland Clay, Fox and Ockley soils.

#### Tract #2

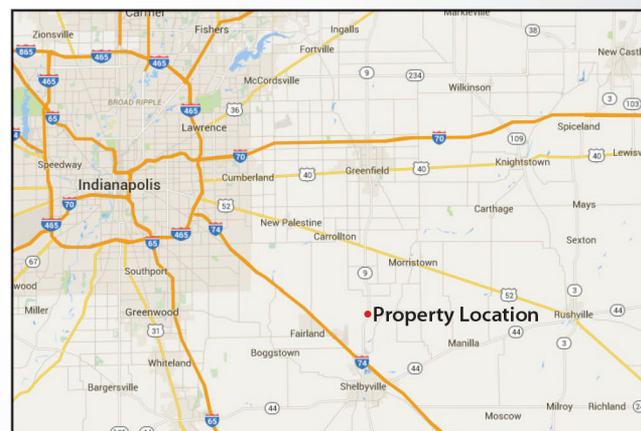
92.85 acres with 77 tillable this tract is accessible via easement off of 650N between tracts 1 & 3, it is slightly undulating, well drained and features Westland Clay, Fox and Ockley soils.

#### Tract #3

82.35 acres located on the corner of 650 North and 150 East offers 3,400' of road frontage, has 75 tillable acres and is gently terraced with positive drainage and offers primarily Fox but also has Westland Clay and Ockley soils.

#### Tract #4

3.26 acre homestead with a 2-story farm house built in 1890's offers 4 or 5 bedrooms, 2 baths, living room, dining room, country kitchen, gas heat and central air. In addition there is a 40 x 60 pole barn, 56 x 36 lofted barn, double sided corn crib, and other out buildings.



Represented by

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# TERMS AND CONDITIONS FOR AUCTION OF REAL PROPERTY OWNED BY HARRIET MUNGER ESTATE

**PURPOSE OF THIS DOCUMENT:** This document sets out the terms and conditions for a land auction conducted by Brent Fuchs to be held on January 23, 2016 at 10:00 AM, at Occasions Banquet Hall, 415 E. Hendricks Street Shelbyville, Indiana ("Terms and Conditions"). The auction shall be conducted in accordance with these Terms and Conditions. These Terms and Conditions are binding on all bidders.

**METHOD OF AUCTION:** The farm will be offered in 4 individual tracts, with a total 225.77 +/- acres. Tract # 1 consists of 47.31 +/- acres with approximately 40 acres tillable. Tract #2 consists of 92.85 +/- acres with approximately 75 tillable. Tract #3 consists of 82.35 +/- acres with approximately 71 tillable. Tract #4 consists of 3.26 +/- acres with Homestead. Homestead with a 2 story farm house built in 1890's in addition there is a 40 x 60 pole building, 56 x 36 lofted barn, and a double sided corn crib, plus miscellaneous small sheds included. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, combinations, and the total property may compete:

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.** Be sure you have arranged financing prior to the auction, if needed, and are capable of meeting the appointed closing date.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price.

**DEED:** Seller shall provide a warranty deed.

**CLOSINGS:** Shall be on or before March 1, 2016.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Property taxes shall be prorated to day of closing.

**DITCH ASSESSMENTS:** The Buyer shall pay any ditch assessments due after closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos

**SURVEY:** If the property sells in tracts seller will supply staked survey. No survey will be provided if farm is sold altogether.

**AGENCY:** F.C. Tucker Shelby County and Brent H. Fuchs are exclusive agents of seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions out lined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by Seller or F.C. Tucker Shelby County and or Brent H. Fuchs. **PURCHASER AGREES TO ACCEPT THE PROPERTY IN ITS "AS IN" "WHERE IS" AND "WITH ALL FAULTS" CONDITION AT CLOSING WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER INCLUDING AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND WITHOUT ANY RIGHT OF SET-OFF OR REDUCTION IN THE PURCHASE PRICE. EACH POTENTIAL BIDDER IS RESPONSIBLE FOR CONDUCTING HIS OR HER OWN INDEPENDENT INSPECTIONS, INVESTIGATIONS, INQUIRIES, AND DUE DILIGENCE CONCERNING THE PROPERTY PRIOR TO THE AUCTION. EACH POTENTIAL BIDDER ACKNOWLEDGES THAT HE OR SHE HAD ADEQUATE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPTS THE RISK THAT ANY INSPECTION MAY NOT DISCLOSE ALL MATERIAL MATTERS AFFECTING THE PROPERTY. THE SUCCESSFUL BIDDER'S AGREEMENT TO PURCHASE THE PROPERTY IS BINDING AND IS NOT AFFECTED BY ANY MATERIAL ENVIRONMENTAL OR OTHER MATERIALS, INCLUDING THE PRESENCE OF ANY HAZARDOUS MATERIALS, WHICH ARE DISCOVERED AFTER THE CLOSE OF THE AUCTION AND/OR COULD HAVE BEEN REVEALED DURING AN INVESTIGATION PRIOR TO THE AUCTION.** All sketches and dimensions in the brochure are approximate. All parties at the auction shall conduct their own independent investigation prior to the auction and shall not rely on the information in the brochure. No liability for its accuracy, error, or omissions is assumed by the Seller or F.C. Tucker Shelby County and or Brent H. Fuchs. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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 the Auctioneer are final.

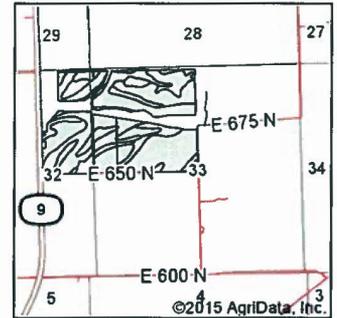
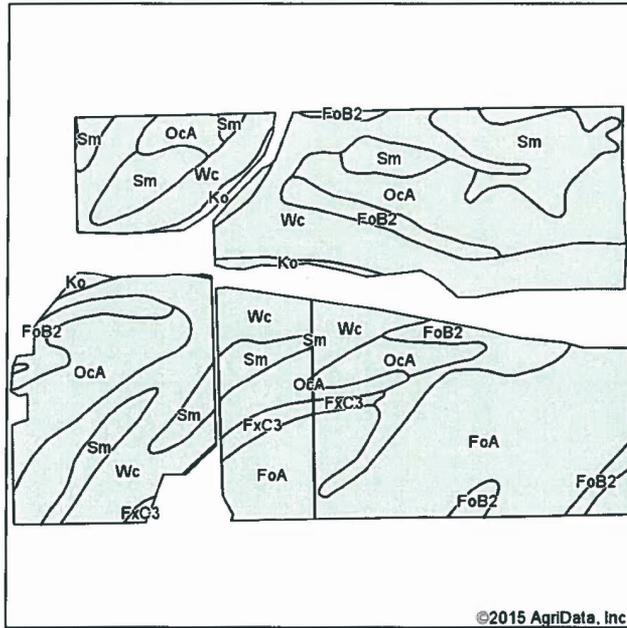
**AUCTIONEER'S NOTE:** BUYERS COME PREPARED TO PURCHASE YOUR NEXT FARM, A FINANCIAL INSTITUTION'S LETTER OF CREDIT IS RECOMMENDED TO OBTAIN YOUR BIDDER NUMBER.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY ORAL STATEMENTS MADE PRIOR TO THE DAY OF THE SALE.**

**For more information contact  
Steve Allen, REALTOR®  
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### Soil Map



State: **Indiana**  
County: **Shelby**  
Location: **33-14N-7E**  
Township: **Marion**  
Acres: **196.98**  
Date: **1/6/2016**

Maps Provided By  
**surety**  
CUSTOMER SERVICE: 1-800-828-8888  
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Area Symbol: IN145, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class %	Soybeans	Corn	NCCPI Overall	NCCP/ Corn
Wc	Westland clay loam	65.63	33.3%	llw	46	165	72	72
FoA	Fox loam, 0 to 2 percent slopes	44.37	22.5%	lls	37	106	72	72
OcA	Ockley loam, 0 to 2 percent slopes	36.55	18.6%	lls	45	129	76	76
Sm	Sleeth loam	26.12	13.3%	llw	42	130	70	70
FoB2	Fox loam, 2 to 6 percent slopes, eroded	18.00	9.1%	lle	33	95	53	53
Ko	Kokomo silty clay loam, 0 to 2 percent slopes	3.31	1.7%	llw	49	166	80	80
FxC3	Fox clay loam, 6 to 12 percent slopes, severely eroded	3.00	1.5%	lVc	28	80	34	34
<b>Weighted Average</b>					<b>41.8</b>	<b>132.7</b>	<b>70.3</b>	<b>70.3</b>

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\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS