

AUCTION

March 28th • 6:30 PM

John H. Miller Community Building

2900 N Park Rd • Connersville, IN 47331

151+/- Acres

117.33+/- Tillable ~ 24.87+/- Wooded

Connersville Township, Fayette County

Property Information

Location: 3.5 miles west of
Connersville, IN

Zoning: Agricultural

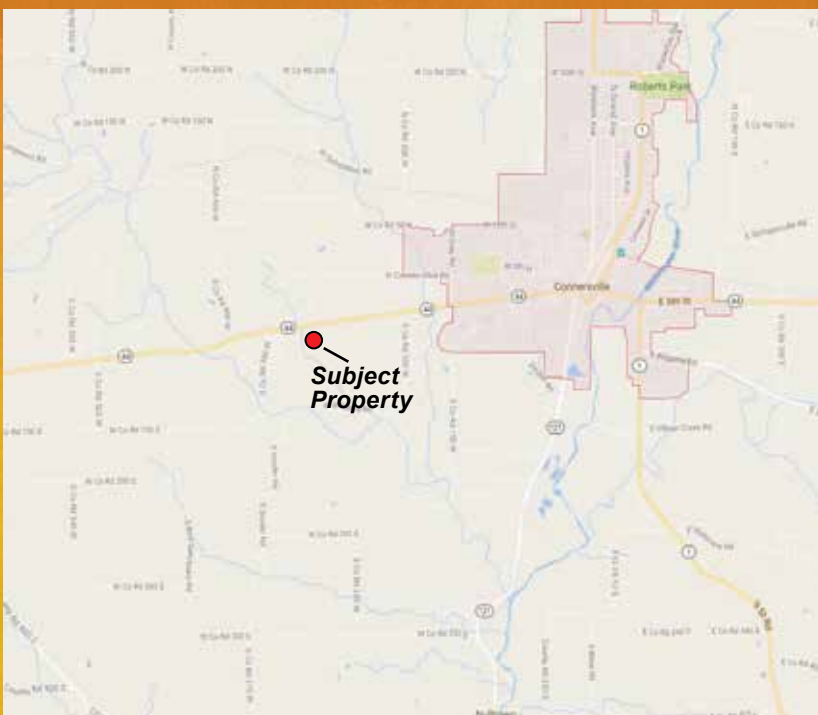
Topography: Gently Rolling

Schools: Fayette County

School Corp.

Annual Taxes: \$4,383.48

**Productive Soils,
Potential
Development,
Timber,
Recreational**



Tract Information

Tract 1: 85.5+/- Total Acres
68+/- Tillable ~ 8.5+/- Wooded

Tract 2: 65.7+/- Total Acres
49.33+/- Tillable ~ 16.37+/- Wooded

Owner: Branson & Cain Family Farm

HALDERMAN
REAL ESTATE
SERVICES

HLS# RDH-11957 (17)

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151^{+/-} Acres

117.33[±] Tillable
24.87[±] Wooded

Soils Information



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans	Winter wheat
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	28.13	135	47	68
RsB2	Russell silt loam, 2 to 6 percent slopes, moderately eroded	24.69	149	52	73
Es	Eel silt loam	18.48	116	41	
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	10.90	155	54	78
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	8.12	120	42	60
RsC2	Russell silt loam, 6 to 12 percent slopes, moderately eroded	6.69	140	49	70
OcA	Ockley silt loam, 0 to 2 percent slopes	2.98	135	47	68
OkC3	Ockley soils, 6 to 12 percent slopes, severely eroded	1.73	115	40	58
RsD1	Russell silt loam, 12 to 18 percent slopes, slightly eroded	1.02	130	46	65
FvD3	Fox and Rodman soils, 12 to 18 percent slopes, severely eroded	0.94	48	17	24
OcB1	Ockley silt loam, 2 to 6 percent slopes, slightly eroded	0.79	135	47	68
RsD2	Russell silt loam, 12 to 18 percent slopes, moderately eroded	0.29	125	44	63
FrC3	Fox soils, kames, 6 to 12 percent slopes, severely eroded	0.16	80	28	40
Weighted Average			134.9	47.2	57.1



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Halderman Real Estate App

TERMS & CONDITIONS:

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on March 28, 2017. At 6:30 PM, 151 acres, more or less, will be sold at the John H. Miller Community Building, Banquet Hall, Connersville, IN. This property will be offered in two 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 Rusty Harmeyer at 765-561-1671, Dave Bonnell at 812-343-4313 or Michael Bonnell at 812-343-6036, 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 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 about May 15, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be on auction night, upon execution of the purchase agreement and lease agreement for the 2017 crop year to be used in the event that closing does not occur.

REAL ESTATE TAXES: Real Estate Taxes for 2015 due 2016 were \$4,383.48. Seller will pay the 2016 due and payable in 2017 real estate taxes. Buyer(s) will pay the 2017 due 2018 real estate taxes beginning with the Spring 2018 installment and taxes and assessments thereafter.

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.