

Auction

Delaware County
Perry Township

286^{+/-} Acres
6 Tracts

November 8, 2017 • 6:30 P.M.
Delaware County Fairgrounds, Heartland Building
1210 North Wheeling Avenue, Muncie, IN 47303

Large Contiguous Parcel of Productive
Cropland and Timber Tract

Auction

Delaware County
Perry Township

286^{+/-} Acres
6 Tracts

Large Contiguous Parcel of Productive
Cropland and Timber Tract

November 8, 2017 • 6:30 P.M.
Delaware County Fairgrounds, Heartland Building
1210 North Wheeling Avenue, Muncie, IN 47303

286.24^{+/-} Acres | 6 Tracts

257.29^{+/-} Tillable, 4.26^{+/-} Non-Tillable,
22.69^{+/-} Wooded, 2^{+/-} Waterway

Property Information

Location:

At the intersection of CR 700 South and 775
East and on the west side of CR 800 East.
Approximately 1.5 miles North of
Blountsville, IN and approximately
7 miles southeast of Muncie, IN

Zoning:

Agricultural

Topography:

Level to Gently Rolling

Schools:

Liberty-Perry Community
School Corporation

Annual Taxes:

\$9,633.94

Ditch Assessment:

\$5

PLACE BID

Online Bidding
Available

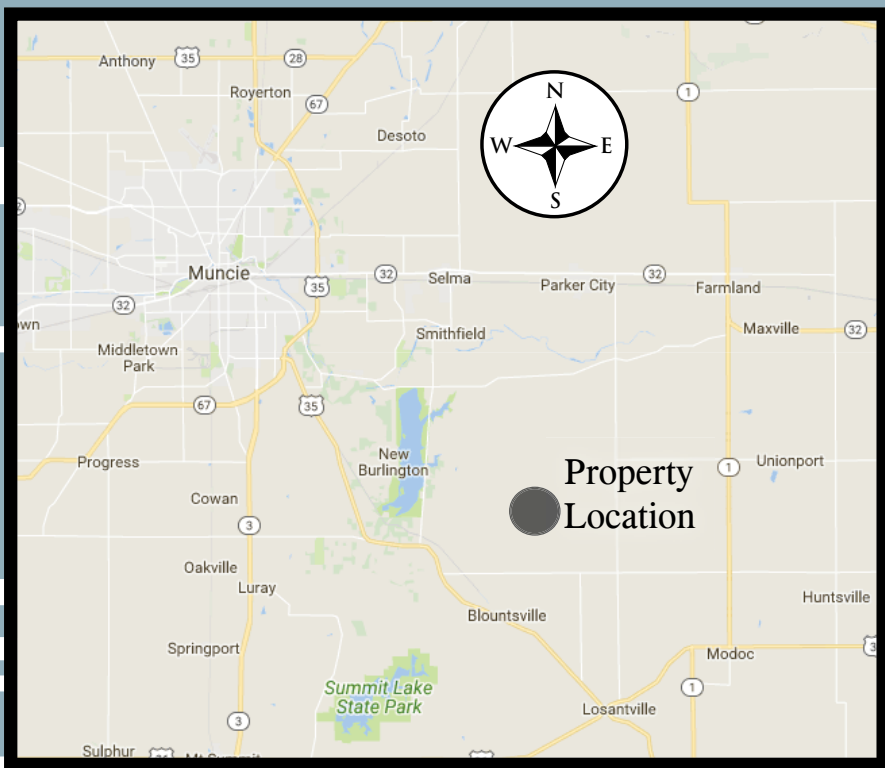


Chris Peacock
Winchester, IN
765.546.0592
ChrisP@halderman.com



Owner: Chloea C. Wake Irrevocable Trust Farm
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
HLS# CCP-12063 (17)

800.424.2324 | halderman.com



Tract Details

Tract 1: 79.99^{+/-} Acres

71.68^{+/-} Tillable, 0.45^{+/-} Non-Tillable, 7.86^{+/-} Wooded

Tract 2: 80^{+/-} Acres

76.5^{+/-} Tillable, 1.5^{+/-} Non-Tillable, 2^{+/-} Waterway

Tract 3: 49.18^{+/-} Acres

47.55^{+/-} Tillable, 0.63^{+/-} Non-Tillable, 1^{+/-} Wooded

Tract 4: 51.64^{+/-} Acres

51^{+/-} Tillable, 0.64^{+/-} Non-Tillable

Tract 5: 13.83^{+/-} Wooded Acres

Tract 6: 11.6^{+/-} Acres

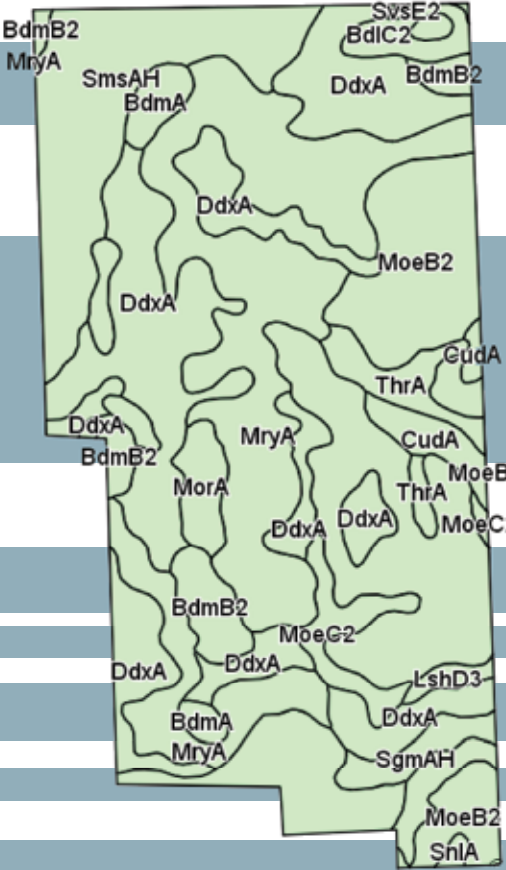
10.56^{+/-} Tillable, 1.04^{+/-} Non-Tillable

If there are no bids on Tract 6, it will automatically be combined with Tract 4



Soil 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
DdxA	DigbyHaney silt loams, 0 to 1 percent slopes	68.24	151	51
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	66.87	170	48
MoeB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	57.95	127	45
SmsAH	Sloan silt loam, 0 to 1 percent slopes, frequently flooded, brief duration	43.30	147	40
BdmB2	Belmore silt loam, 1 to 5 percent slopes, eroded	11.51	141	49
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	6.70	173	51
MoeC2	Miamian loam, 5 to 10 percent slopes, eroded	6.39	117	40
LshD3	Losantville clay loam, 10 to 15 percent slopes, severely eroded	5.10	98	34
CudA	Crosby silt loam, 0 to 2 percent slopes	4.92	142	47
MorA	Milford mucky silty clay, pothole, 0 to 1 percent slopes	4.52	87	24
BdmA	Belmore silt loam, 0 to 1 percent slopes	4.36	146	51
SgmAH	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	4.09	125	43
BdlC2	Belmore loam, 6 to 12 percent slopes, eroded	3.93	130	46
MphA	Milford silty clay loam, stratified sandy substratum, 0 to 1 percent slopes	1.23	160	44
SnIA	Southwest silt loam, 0 to 1 percent slopes	0.70	162	48
SvsE2	StrawnBelmore loams, 15 to 30 percent slopes, eroded	0.42	106	36
Weighted Average		146.5	46.1	



Property Inspection: October 18 4 - 6 p.m.

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 November 8, 2017. At 6:30 PM, 286.24 acres, more or less, will be sold at the Delaware County Fairgrounds, Heartland Building. This property will be offered in six tracts as individual units, in combination 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 Chris Peacock at 765-546-0592 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 2017 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. IF THERE ARE NO BIDS ON TRACT 6, IT WILL AUTOMATICALLY BE COMBINED WITH TRACT 4.

DEED: The Sellers will provide a Trustee's 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 December 20, 2017. The Sellers have the choice to extend this date if necessary.

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

REAL ESTATE TAXES: Real estate taxes will be prorated to Date of Closing.

DITCH ASSESSMENT: Prorated to Date of Closing.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION DATE: October 18, 2017 from 4:00 PM to 6:00 PM EST.

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.