

Liberty, Monroe & Perry Townships
Delaware County

AUCTION

October 9th • 6:30 P.M.

Delaware County Fairgrounds Heartland Building
1210 N. Wheeling Avenue, Muncie, IN 47303

429^{+/-} Acres
16 TRACTS

Turn-Key Farm Operation with Productive
Cropland, Recreational Land & Two-Homes



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Owner: John C & Kathryn Guthrie

HLS# CCP-12238 (18)

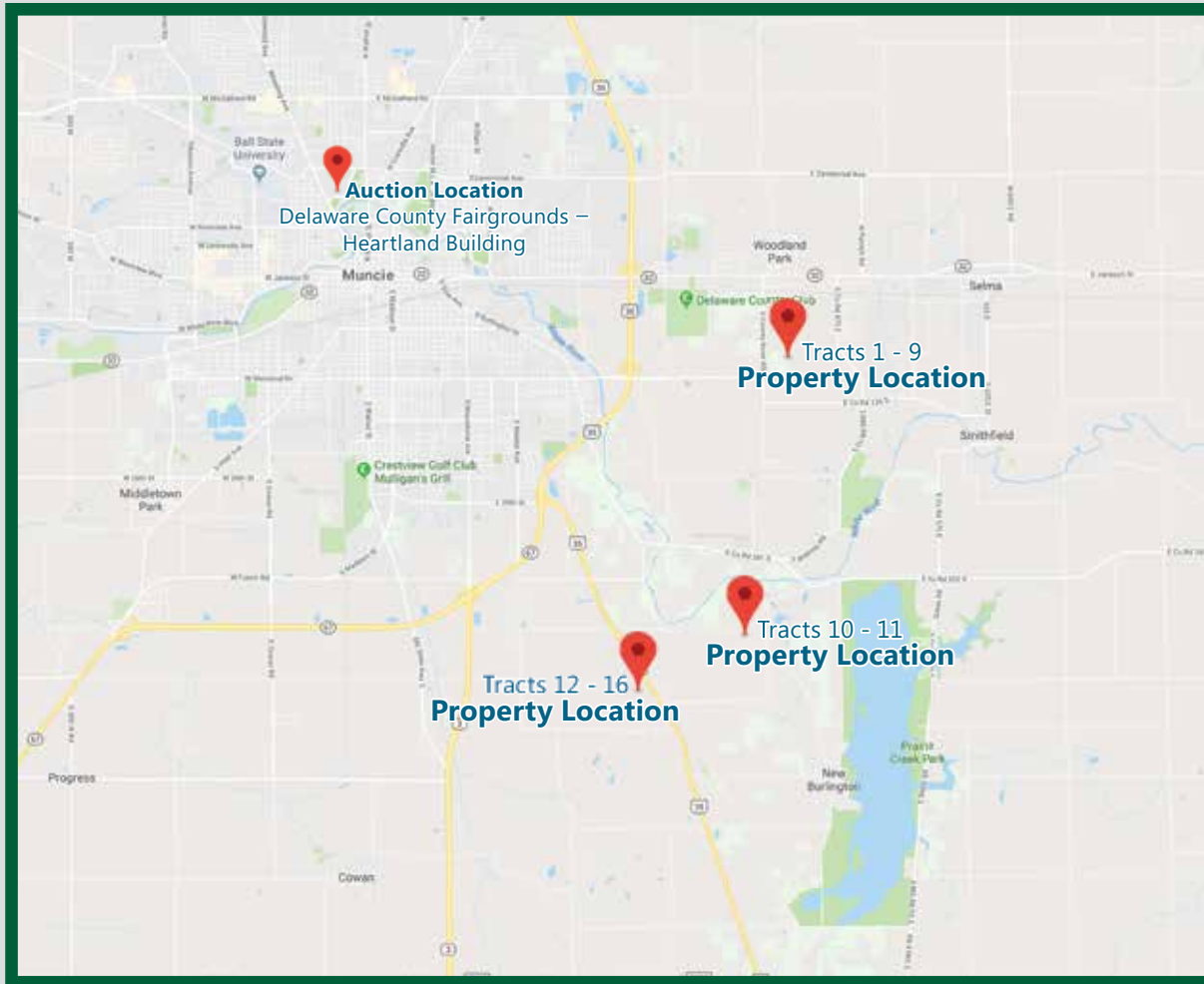


Haldeman-Harmeyer
Real Estate Services



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



Terms & Conditions

METHOD OF SALE: Haldeman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on October 9, 2018. At 6:30 PM, 429 acres, more or less, will be sold in the Heartland Building at the Delaware County Fairgrounds, Muncie, IN. This property will be offered in sixteen 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 or Rusty Harmeyer at 765-570-8118, 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, 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 2018 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.

DEED: The Sellers will provide a General 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: Tracts 1-5 & 10-16 to close by December 15, 2018. Tracts 6-9 to close between January 2, 2019 & January 15, 2019. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing subject to harvest of the 2018 crop. Possession of the houses will be 30 days after closing and possession of the barns will be no later than January 15, 2019.

REAL ESTATE TAXES: The real estate taxes will be prorated to the day of closing.

DITCH ASSESSMENTS: Seller will pay the 2018 ditch assessments. Buyer(s) will pay the 2019 ditch assessment and all assessments thereafter.

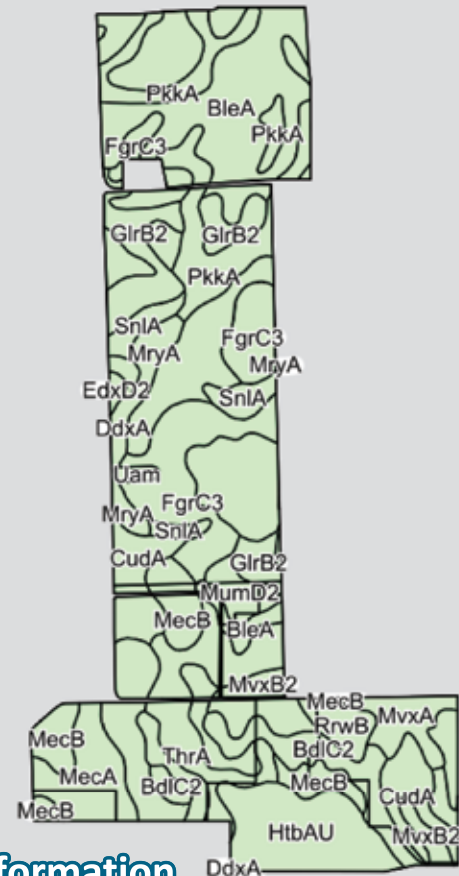
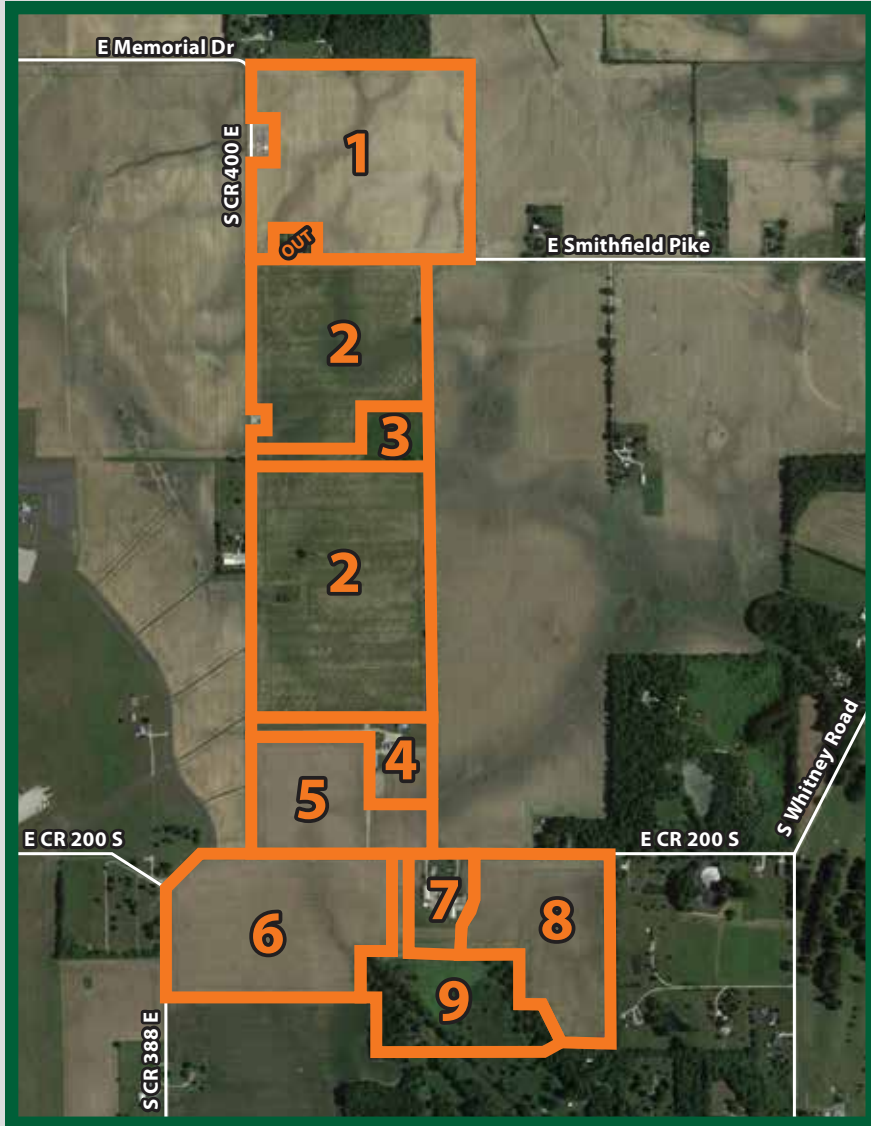
MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

OPEN HOUSES: September 18, 2018 (4:00 - 6:00 pm) & September 25, 2018 (4:00 - 6:00 pm)

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: Haldeman 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.



Tracts 1-9 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
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	39.98	140	45
FgrC3	FoxMuncie clay loams, 6 to 12 percent slopes, severely eroded	26.52	95	33
MecB	Martinsville loam, 2 to 6 percent slopes	21.07	145	51
Pkka	Pewamo silty clay loam, 0 to 1 percent slopes	20.29	157	47
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	17.17	173	51
HtbAU	Houghton muck, undrained, 0 to 1 percent slopes	16.71	8	2
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	13.83	129	44
CudA	Crosby silt loam, 0 to 2 percent slopes	12.96	143	47
BdmB2	Belmore silt loam, 1 to 5 percent slopes, eroded	11.50	141	49
BdlC2	Belmore loam, 6 to 12 percent slopes, eroded	10.82	130	46
FgoB2	FoxMuncie complex, 2 to 6 percent slopes, eroded	10.42	114	40
MecA	Martinsville loam, 0 to 2 percent slopes	9.80	146	51
DdxA	DigbyHaney silt loams, 0 to 1 percent slopes	9.23	151	51
MvxB2	Mountpleasant silt loam, 2 to 6 percent slopes, eroded	8.88	126	44
SnIA	Southwest silt loam, 0 to 1 percent slopes	6.22	163	48
MvxA	Mountpleasant silt loam, 0 to 2 percent slopes	5.70	130	46
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	4.33	171	49
RrwB	Rawson loam, 1 to 5 percent slopes	3.69	142	50
MumD2	Morley silt loam, 10 to 15 percent slopes, eroded	3.57	101	35
Uam	Udorthents, loamy	0.87	126	44
EdxD2	Eldean silt loam, 12 to 18 percent slopes, eroded	0.65	84	29
Weighted Average			129	42.5

Open Houses Held at Tracts 4 and 7

September 18 & 25
4 - 6 p.m.

Tract Information

Tract 1 - 48.5^{+/-} Acres
48.2^{+/-} Tillable, 0.3^{+/-} Other

Tract 2 - 88.36^{+/-} Acres
87.5^{+/-} Tillable, 0.86^{+/-} Other

Tract 3 - 5^{+/-} Acres - All Tillable

Tract 4 - 8^{+/-} Acres
3^{+/-} Tillable, 5^{+/-} Home

Tract 5 - 18^{+/-} Acres
17.75^{+/-} Tillable, 0.25^{+/-} Other

Tract 6 - 36.19^{+/-} Acres
35.2^{+/-} Tillable, 0.99^{+/-} Other

Tract 7 - 7.5^{+/-} Acres
2^{+/-} Tillable, 3^{+/-} Home, 2.5^{+/-} Other

Tract 8 - 26.1^{+/-} Acres
25.2^{+/-} Tillable, 0.9^{+/-} Other

Tract 9 - 20.2^{+/-} Acres
19.25^{+/-} Wooded, 0.95^{+/-} Other

Tract 10 - 17.5^{+/-} Acres
17.25^{+/-} Wooded, 0.25^{+/-} Other

Tract 11 - 94.65^{+/-} Acres
94^{+/-} Tillable, 0.65^{+/-} Other

Tract 12 - 3.5^{+/-} Acres
3.33^{+/-} Tillable, 0.17^{+/-} Other

Tract 13 - 14.68^{+/-} Acres
12^{+/-} Tillable, 3.18^{+/-} Other

Tract 14 - 8.9^{+/-} Acres
8.25^{+/-} Tillable, 0.65^{+/-} Other

Tract 15 - 24.41^{+/-} Acres
23^{+/-} Tillable, 1.41^{+/-} Other

Tract 16 - 8^{+/-} Acres
7.75^{+/-} Tillable, 0.25^{+/-} Other

Open Houses Held at Tracts 4 and 7 September 18 & 25 • 4 - 6 p.m.

Tract 4

3,220 square foot home with 3-4 bedrooms and 1½ baths. 1,776 square foot barn, 3,200 square foot pole barn (interior recently remodeled) & includes four horse stalls, and horse corral.

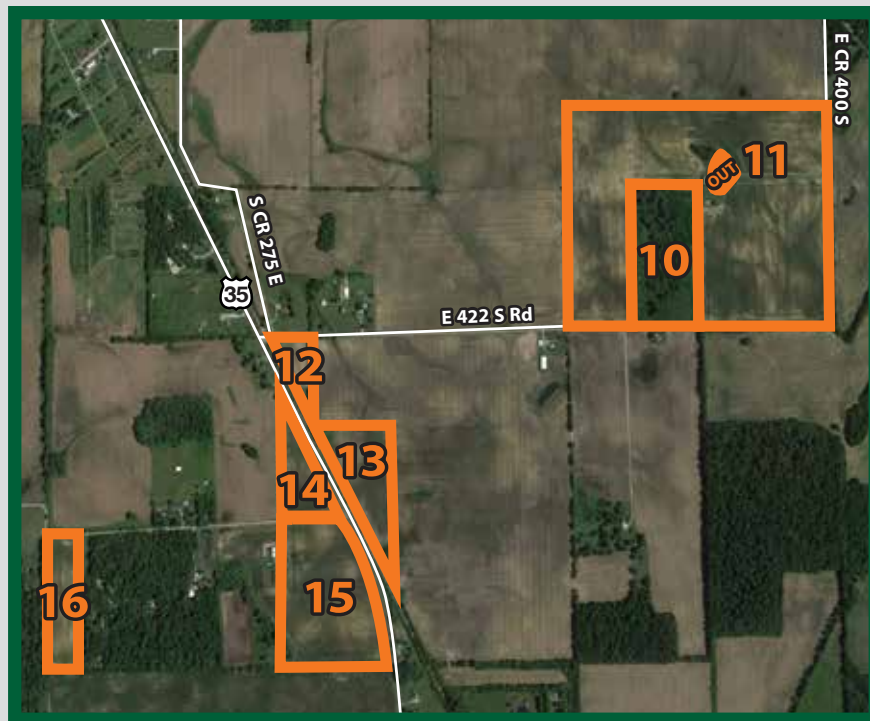


Tract 7

1,607 square foot home with 3 bedrooms and 1 bath. 3,840 square foot barn, 2,408 square foot pole barn, 1,950 square foot pole barn and 1,160 square foot pole barn.

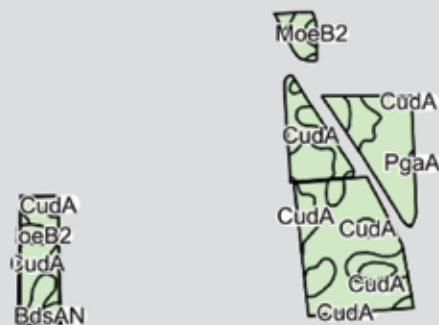


Personal Property Auction to follow on December 6, 2018, for more information, contact Rusty Harmeyer.



Tracts 10-16 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
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	63.00	173	51
CudA	Crosby silt loam, 0 to 2 percent slopes	52.62	143	47
MoeB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	28.01	127	45
MphA	Milford silty clay loam, stratified sandy substratum, 0 to 1 percent slopes	9.11	160	44
LshC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	6.38	111	38
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	4.23	171	49
BdsAN	Benadum silt loam, drained, 0 to 1 percent slopes	3.78	156	46
ReyA	Rensselaer loam, 0 to 1 percent slopes	1.56	173	49
MorA	Milford mucky silty clay, pothole, 0 to 1 percent slopes	1.02	87	24
BdmB2	Belmore silt loam, 1 to 5 percent slopes, eroded	0.88	141	49
PgaA	Pella silty clay loam, 0 to 1 percent slopes	0.12	173	49
Weighted Average			152.1	47.6





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P O Box 297

Wabash, IN 46992

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429^{+/-} Acres

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Property Information

LOCATION

3030 S CR 400 E
Muncie, IN 47302

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Liberty-Perry Community School
District & Cowan Community
School District

ANNUAL TAXES

\$18,633.34

Ditch Assessment

\$462.15

Tract Breakdown

429.49^{+/-} Total Acres

372.18^{+/-} Tillable

36.5^{+/-} Wooded

8^{+/-} Home

12.81^{+/-} Other

PLACE BID

Online Bidding
Available

