

Greene County

Washington, Smith, Fairplay,
Highland & Grant Townships

Auction

January 22nd • 6:30 P.M.

Greene County Fairgrounds Event Center
4503 Hwy 54, Bloomfield, IN 47424

1382^{+/-} acres

OF GRAIN FARMS

16 TRACTS



Todd Litten
Ellettsville, IN
812.327.2466
toddl@halderman.com



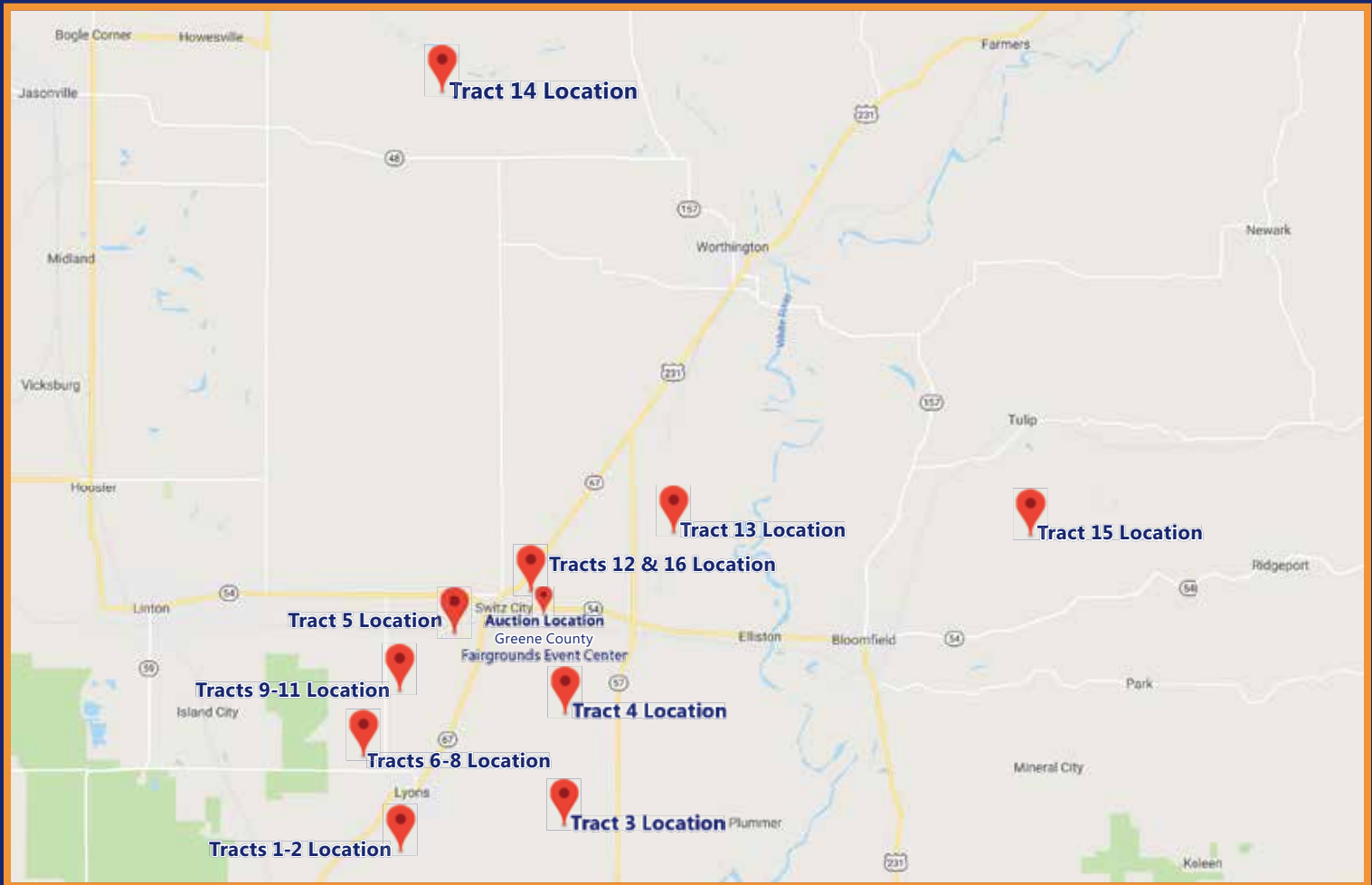
Owner: Matilda Jessup Estate

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# TML-12271 (19)

800.424.2324 | halderman.com



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 January 22, 2019. At 6:30 PM, 1,382 acres, more or less, will be sold at the Greene County 4H Event Center (Heschy Hall), Bloomfield, IN. This property will be offered in 16 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 Todd Litten at 812-327-2466 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. All bids will be subject to approval of the Morgan County Superior Court.

DEED: The Sellers will provide an Executor's Deed(s) 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 before March 1, 2019, or within 14 days after title work and closing documents have been prepared. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing, subject to tenant's rights. Tracts 6, 7, 8, 9, and 10 are cash rented through the 2019 crop year. Tracts 3, 4, & 14 are cash rented through the 2020 crop year. Buyer will receive 2019 farm income.

REAL ESTATE TAXES: Seller will pay 2018 Taxes due and payable in 2019 and Buyer will pay all taxes 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.

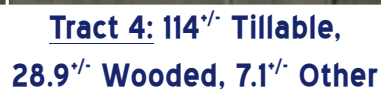
AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

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.



Tract 2: 38.85[±] Tillable, 1.15[±] Other



**Tract 12: 75.9[±] Tillable, 14.8[±] Pond/Lake,
14.1[±] Grass/Open, 1.64[±] Other**

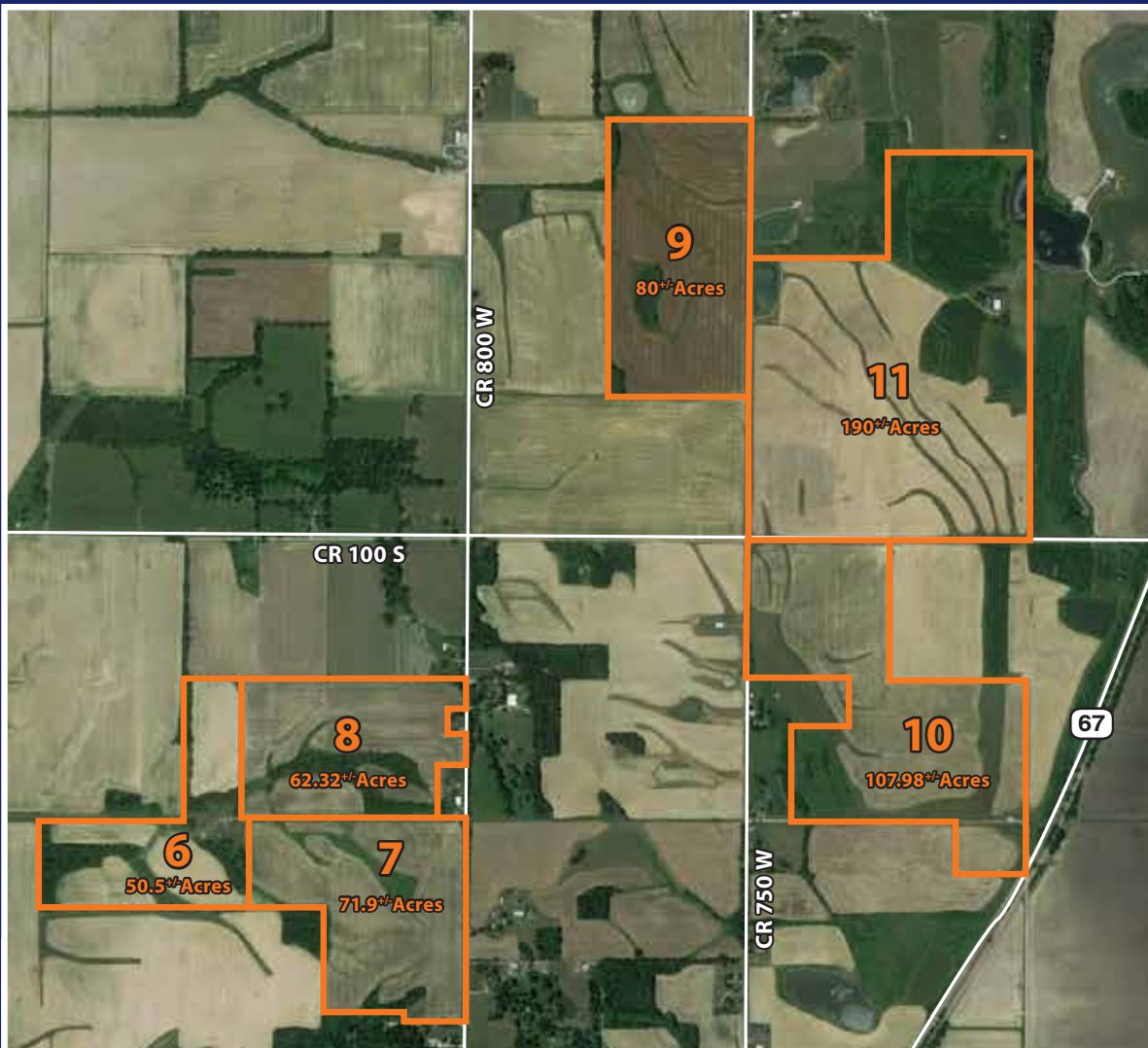
Tract 16: 0.13^{+/-} Acres - Building Site



**1150[±] square foot 3 bedroom - 1 bathroom home,
1200[±] square foot block/pole barn, 720[±] square foot
frame barn & 240[±] square foot storage shed.**

Open House Held at Tract 5

January 16, 3 - 5 p.m



Tract 6: 38.8[±] Tillable, 10[±] Wooded,
1[±] Building Site, 0.7[±] Other

Tract 7: 59.6[±] Tillable, 2[±] Wooded,
8.36[±] Grass/Open, 1.94[±] Other

Tract 8: 45.51[±] Tillable,
15.4[±] Wooded, 1.41[±] Other

Tract 9: 73.94[±] Tillable, 2.5[±] Wooded,
2[±] Pond/Lake, 1t.56[±] Other

Tract 10: 79.5[±] Tillable,
25.8[±] Grass/Open, 2.68[±] Other

Tract 11: 121.1[±] Tillable, 31.5[±] Wooded,
6.9[±] Pond/Lake, 1[±] Building Site,
19.7[±] Grass/Open, 9.8[±] Other



Tract 11 includes
56[±] foot x 120[±] foot pole barn &
58[±] foot x 96[±] foot pole/hay barn



Tract 13: 132^{+/-} Tillable,
6.4^{+/-} Wooded, 1.25^{+/-} Building Site,
19.84^{+/-} Grass/Open, 0.51^{+/-} Other



Tract 14: 63^{+/-} Tillable, 1^{+/-} Other



Tract 13 includes
1472^{+/-} square foot 3 bedroom — 2 bathroom home
with attached 24' x 24' two-car garage &
7 ring, 36' diameter grain bin, 6" unload.



Tract 15: 63^{+/-} Tillable, 66^{+/-} Wooded,
25.87^{+/-} Other

Tract Breakdown

1,382.34^{+/-} Total Acres

1,042^{+/-} Tillable

163.7^{+/-} Wooded

23.7^{+/-} Ponds/Lakes

4.38^{+/-} Building Site

87.8^{+/-} Grass/Open

60.76^{+/-} Other

1382^{+/-} acres

16 TRACTS

*Soils Maps Available
Upon Request*



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REAL ESTATE & FARM MANAGEMENT

PO Box 297

Wabash, IN 46992

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Property Information

LOCATION

In the neighborhoods of Lyons & Switz City,
in south central Greene County, Indiana

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

White River Valley

ANNUAL TAXES

\$31,854.60

Online Bidding
Available

PLACE BID

