

December 15th | 6:30 p.m. EST
AUCTION
CONNERSVILLE TOWNSHIP | FAYETTE COUNTY

240.94^{+/-} total acres

9 TRACTS

**MORE
DETAILS
INSIDE**

OPEN HOUSES

November 19 • 4:00 - 5:30p.m. EST | November 22 • 1:30 - 3:00p.m. EST

HOME • BARNs • WOODED & TILLABLE ACREAGE

Terms and Conditions



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) and Halderman-Harmeyer Real Estate Services, LLC will offer this property at public auction on December 15, 2020. At 6:30 PM, 240 acres, more or less, will be sold at the John H. Miller Community Center, Connersville, IN. This property will be offered in nine 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 Rusty Harmeyer at 765-570-8118, 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.

FARM INCOME: Seller will retain the 2020 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.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

CLOSING: The closing shall be on February 1, 2021 or later. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

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

DITCH ASSESSMENTS: Buyer(s) will pay the 2021 ditch assessment and all 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., Halderman-Harmeyer Real Estate Services, LLC; 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.

CONNERSVILLE, INDIANA
CONNERSVILLE TOWNSHIP | FAYETTE COUNTY

AUCTION

December 15th | 6:30 p.m. EST

AUCTION LOCATION

**JOHN H. MILLER COMMUNITY
CENTER, ROBERTS PARK**

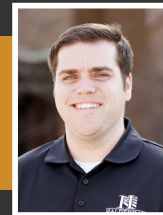
2900 PARK ROAD

CONNERSVILLE, IN 47331

**240.94^{+/-}
total acres**



Rusty Harmeyer
765.570.8118
rustyh@halderman.com



Michael Bonnell
812.343.6036
michaelb@halderman.com



Dave Bonnell
812.343.4313
daveb@halderman.com

OWNER: William Neuman Farms Inc.



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | www.halderman.com



**Halderman-Harmeyer
Real Estate Services**

ONLINE BIDDING is a safe
alternative to place a bid.

Be sure to register prior to auction.

HLS# RDH-12574 (20)

240.94+/- total acres

Tract 1
3+/- Acres
1,734 sq. ft. Home
3 bed, 2 bath



OPEN HOUSES

November 19
4:00 - 5:30p.m. EST
November 22
1:30 - 3:00p.m. EST

Tract 2
2.77+/- Total Acres
Grain Bin, Pole Barn, Frame Barn



Tract 3
36.31+/- Total Acres
Productive Tillable Acres



Tract 4
100.13+/- Total Acres
97.58+/- Tillable • 2.55+/- Wood



Tract 5
16+/- Total Acres
15.5+/- Wood* • .5+/- Tillable



POTENTIAL HOME SITE

Tract 7
5.87+/- Total Acres
5.37+/- Wood* • .5+/- Tillable



Tract 8
6.78+/- Total Acres
1+/- Tillable Acres • Barns



POTENTIAL HOME SITE

Tract 6
59.24+/- Total Acres
Productive Tillable Acres



Tract 9
10.84+/- Total Acres
Productive Tillable Acres



*TREES HAVE BEEN SOLD THAT HAVE NOT BEEN HARVESTED ON TRACT 5 AND 7. QUESTIONS CAN BE ADDRESSED WITH RUSTY HARMMEYER 765.570.8118.

** HALDERMAN WILL OBSERVE GOVERNOR'S RECOMMENDATION REGARDING CROWD SIZE. IN PERSON SEATING MAY BE LIMITED. HALDERMAN RESERVES THE RIGHT TO LIMIT ATTENDANCE TO REGISTERED BIDDERS ONLY. COVID-19 SAFETY DETAILS CAN BE VIEWED AT WWW.HALDERMAN.COM

PROPERTY LOCATION

Tract 1: 4454 W 75 N, Connersville, IN 47331
Tract 8: 3815 W 75 N, Connersville, IN 47331
West Central Fayette County, County Road 75 N and 400 W

SCHOOL DISTRICT

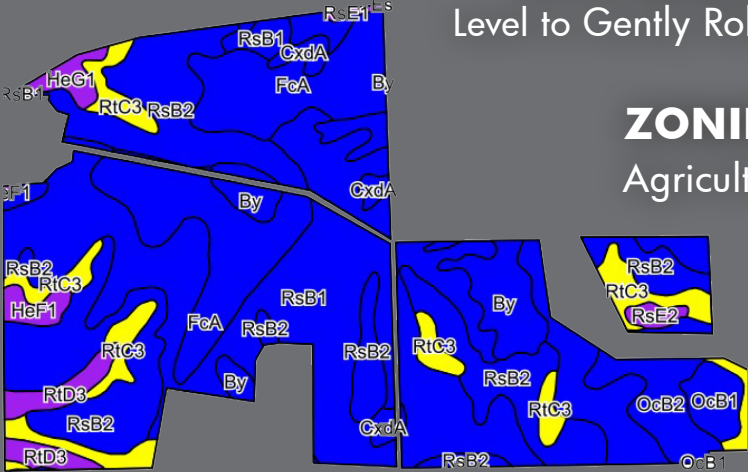
Fayette County School Corporation

TOPOGRAPHY

Level to Gently Rolling

ZONING

Agricultural



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn
RsB1	Russell silt loam, 2 to 6 percent slopes	79.10	34.9%		Ile	156
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	56.98	25.1%		Ile	149
FcA	Fincastle silt loam, 0 to 2 percent slopes	34.50	15.2%		Ilw	166
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	15.82	7.0%		IVe	135
By	Brookston silty clay loam, 0 to 2 percent slopes	12.45	5.5%		Ilw	173
OcB2	Ockley silt loam, 2 to 6 percent slopes, moderately eroded	7.23	3.2%		Ile	130
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	4.87	2.1%		Vle	120
OcB1	Ockley silt loam, 2 to 6 percent slopes, slightly eroded	3.78	1.7%		Ile	135
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	3.39	1.5%		Ilw	185
HeG1	Hennepin loam, 35 to 50 percent slopes, slightly eroded	2.29	1.0%		Vlle	
HeF1	Hennepin loam, 25 to 35 percent slopes, slightly eroded	2.25	1.0%		Vlle	
OkC3	Ockley soils, 6 to 12 percent slopes, severely eroded	1.58	0.7%		IVe	115
RsE2	Russell silt loam, 18 to 25 percent slopes, moderately eroded	1.26	0.6%		Vle	110
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.76	0.3%		Ilw	127
RsE1	Russell silt loam, 18 to 25 percent slopes, slightly eroded	0.46	0.2%		Vle	115
Weighted Average						149.9