



PO Box 297 • Wabash, IN 46992

AUCTION

MIAMI COUNTY FAIRGROUNDS

MARCH 10TH | 6:30 pm EST

713.09+/- total acres

7 TRACTS

MORE
DETAILS
INSIDE

LARGE BLOCK OF PRODUCTIVE CROPLAND
NORTHEAST PERU, INDIANA

Terms and Conditions

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

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on March 10, 2021. At 6:30 PM, 713 acres, more or less, will be sold at the Miami County Fairgrounds, Peru, IN. This property will be offered in seven 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 AJ Jordan at 317-697-3086 or Larry Jordan at 765-473-5849, 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.

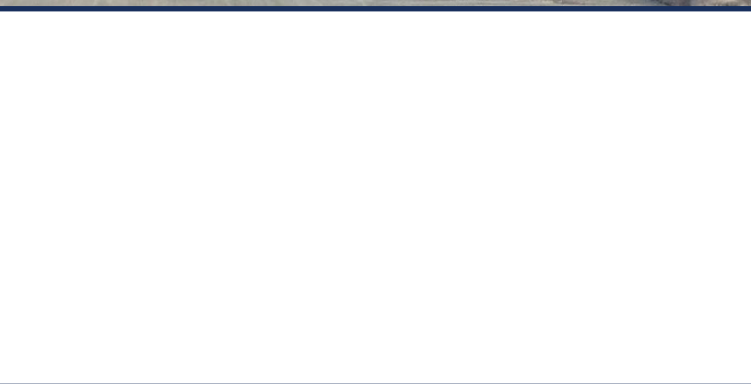
APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

DEED: The Sellers will provide a Trustee's Deed and/or Special 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.

BUYER'S PREMIUM: The buyer's premium is 1% of the purchase price.

CLOSING: The closing shall be on or before April 23, 2021. The Sellers have the choice to extend this date if necessary.



HLS# AJJ-12591 (21)



JUST IN TIME FOR
PLANTING SEASON

7 TRACTS

713.09+/- total acres

AUCTION

March 10th | 6:30 pm EST

AUCTION LOCATION

Miami County Fairgrounds

1029 W 200 N | Peru, IN

Questions *Contact Us*



Larry Jordan
765.473.5849
lj@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com



REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

OWNER: Ballard Farm

713.09+/- total acres

PROPERTY LOCATION

5-8 miles northeast of Peru, IN

PROPERTY TOWNSHIP

Richland: Tracts 1, 2, 4, 6
Peru: Tract 5
Erie: Tracts 3, 7

ZONING

Agricultural

TOPOGRAPHY

Ranging from level to gently rolling to rolling

SCHOOL DISTRICT

Tracts 1, 2, 4, 6: North Miami Schools
Tracts 3, 5, 7: Peru Community Schools

ANNUAL TAXES

\$17,313.90

INSPECTION DATES

February 23 & 26
4:00 - 6:00 pm EST

HALDERMAN REPS AVAILABLE FOR FARM QUESTIONS AT TRACT 3

DITCH ASSESSMENT

\$40.44

Additional information including soil maps are available at halderman.com

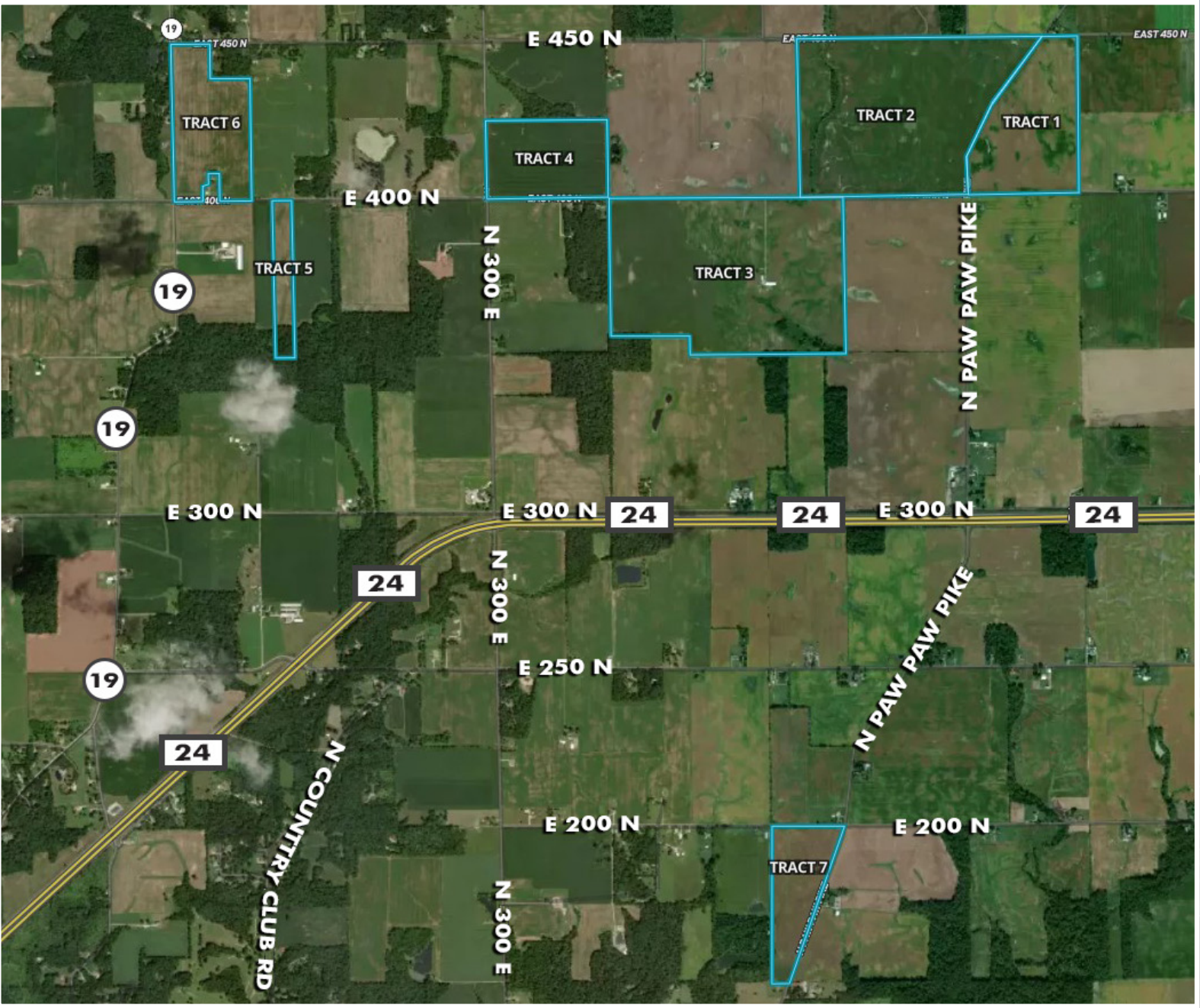
FROM INDIANAPOLIS, IN: Approximately 75 miles by traveling on US 31 N and merging W onto US HWY 24 toward Peru.

FROM FORT WAYNE, IN: Approximately 55 miles by traveling W on US 24 traveling through Huntington and Wabash.



DOWNLOAD THE HALDERMAN APP
Instant directions to property tracts and auction details.

Download on the App Store
GET IT ON Google Play



TRACT 1



86+/- Acres 84.68+/- Tillable

TRACT 2



198.97+/- Acres 194.37+/- Tillable

TRACT 3



230+/- Acres 225.25+/- Tillable

TRACT 3 PROPERTY INCLUDES:

- 32'x 72' Tool Shed with metal siding, metal roofing and a dirt floor.
- 52'x 165' Cattle Shed with pole construction and a dirt floor.



TRACT 4



62.07+/- Acres 60.01+/- Tillable

TRACT 5



20+/- Acres 16.45+/- Tillable | 3.5+/- Woods

TRACT 6



68.42+/- Acres 67.11+/- Tillable

TRACT 7



47.63+/- Acres 45.45+/- Tillable