PO Box 297 • Wabash, IN 46992

# WCITON

MIAMI COUNTY FAIRGROUNDS MARCH 10<sup>TH</sup> | 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

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.

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

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2020 due 2021. Buyer(s) will be given a credit at closing for the 2020 real estate taxes due 2021 and will pay all taxes beginning with the spring 2021 installment and all taxes thereafter. DITCH ASSESSMENTS: Buyer(s) will pay the 2021 ditch assessment and all

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the

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 Seller's 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



JUST IN TIME FOR PLANTING SEASON 713.09 +/- total acres

7 TRACTS

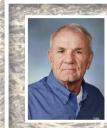
# AUCIIO March 10th | 6:30 pm EST

**AUCTION LOCATION** 

Miami County Fairgrounds 1029 W 200 N | Peru, IN



Questions Contact Us



Larry Jordan 765.473.5849 li@halderman.com



AJ Jordan 317.697.3086 ajj@halderman.com

**OWNER: Ballard Farm** 

## 713.09<sup>+/-</sup> 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



**198.97**+/- Acres 194.37+/- Tillable



**86+/- Acres** 84.68+/- 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.



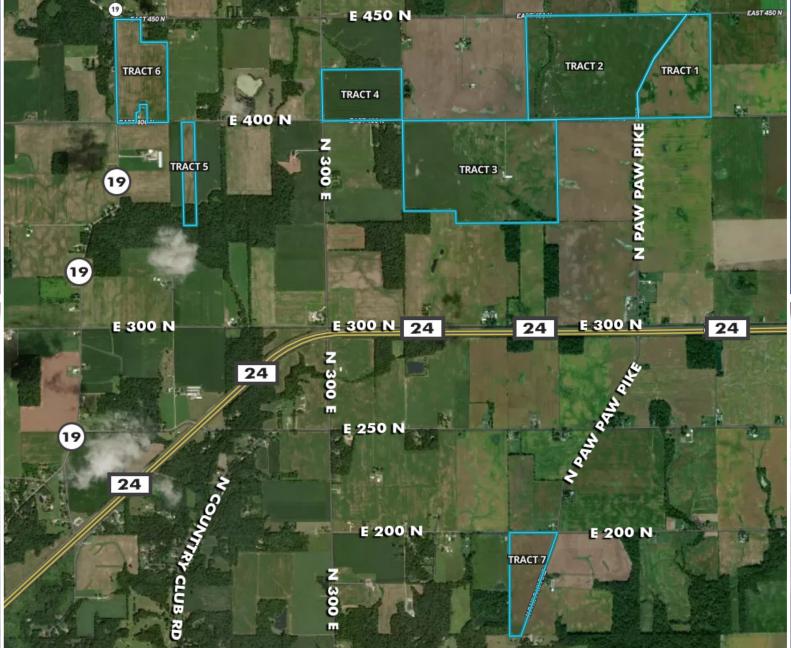
FROM INDIANAPOLIS, IN: Approximately 75 miles by traveling on US 31 N and merging W onto US HWY 24 toward Peru.

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.

App Store Google Play







**230**+/- Acres 225.25+/- Tillable

**62.07**+/- Acres 60.01+/- Tillable



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



**68.42**+/- Acres 67.11+/- Tillable



47.63+/- Acres 45.45+/- Tillable