

# AUCTION

April 21<sup>st</sup> | 6:30 pm EST



CRAWFORDSVILLE, IN | MONTGOMERY CO

**180.58+/- total acres**

**RURAL RESIDENCE, BUILDING SITES  
& PRODUCTIVE FARMLAND**

## Terms and Conditions



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) and Halderman-Harmeyer Real Estate Services, Inc. will offer this property at public auction on April 21, 2021. At 6:30 PM, 180 acres, more or less, will be sold at the Montgomery County 4-H Fairgrounds, Crawfordsville, IN. This property will be offered in six 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 Gary Bohlander at 765-794-0221, 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: Buyer will receive 2021 income. Tract 2 income is subject to tenant's rights and the buyer will receive their income share for 2021 crops. Tract 3-6 have open tenant's rights for 2021.

CO-BROKE: To receive commission, participating agents must make initial contact with Halderman Real Estate Services Inc. and handle all communication on behalf of his/her buyer. The agent must complete a broker participation form with Halderman Real Estate Services Inc. upon initial contact.

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 Warranty Deed and/or a Personal Representative 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.

CONSERVATION RESERVE PROGRAM: CRP payments will be prorated to the day of deed recording by Montgomery County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP

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

land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties. OPEN HOUSE: April 3 (10:00 – 11:30) & April 6 (4:00 – 6:30). CLOSING: The closing shall be on or before May 28, 2021. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of Tract 1 will be at closing. Possession of Tract 2 will be at closing, subject to the tenant's rights. Possession of the land on Tracts 3, 4 and 5 will be night of auction, upon receipt of the earnest money and execution of purchase agreement and lease, to be used in the event that closing does not occur. Possession of Tract 6 will be at closing.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2020 due 2021. Buyer will pay all taxes beginning with the spring 2022 installment and all taxes thereafter. Taxes on Tract 1 will be prorated to day 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, 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.

PRODUCTIVE FARMLAND | RURAL RESIDENCE | BUILDING SITES

# AUCTION

CRAWFORDSVILLE, IN

April 21<sup>st</sup>, 6:30 pm EST



**Montgomery County 4-H Fairgrounds**  
400 Parke Avenue | Crawfordsville, IN 47933



Gary Bohlander  
765.794.0221  
garyb@halderman.com

800.424.2324 | halderman.com OWNER: JA TAYLOR FARM HLS# GDB-12603 (21)

**Co-Broke  
Commission  
offered at 1%  
of purchase  
price**





**1.5 Story Home 2,979 sq ft**  
3 bed • 3 full baths • 896 sq ft basement

**5+/- Acres**

**2 Detached Garages**

**50 x 60 Wood Frame  
Corn Crib**

**40 x 100 Insulated Shop**  
24' Open Front Lean To

**44 x 44 Beam Frame Barn**

**24 x 40 Beam Frame Barn**

**26 x 18 Wood Frame Barn**



**TRACT 2**

**84.23+/- Acres**

82+/- Tillable • 0.70+/- CRP

## PROPERTY LOCATION

TRACTS 1-2: 4750 N 100 W  
Crawfordsville, IN 47933

1.5 miles north of Crawfordsville on CR  
100 W between CR 400 N and 500 N

TRACTS 3-6:

2.5 miles north of Crawfordsville at the  
intersection of CR 550 N and 100 E

## SCHOOL DISTRICT

North Montgomery Community  
School Corporation

## TOPOGRAPHY

Level to Gently Rolling

## ZONING

Agricultural

## OPEN HOUSES

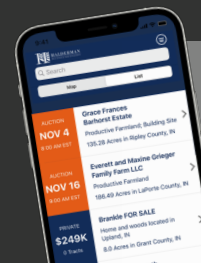
**April 3**  
10:00 - 11:30 am

**April 6**  
4:00 - 6:30 pm

## ANNUAL TAXES & DITCH ASSESSMENT

Tracts 1-2: \$5,607.32

Tracts 3-6: \$2,528.88, \$269.11



Online bidding is a safe alternative to place  
a bid, just visit **halderman.com** or  
download the **Halderman App**.



Be sure to register prior to the auction.



**67+/- Tillable Acres**



**3.65+/- Acres - Building Site**



**6.62+/- Acres - Building Site**



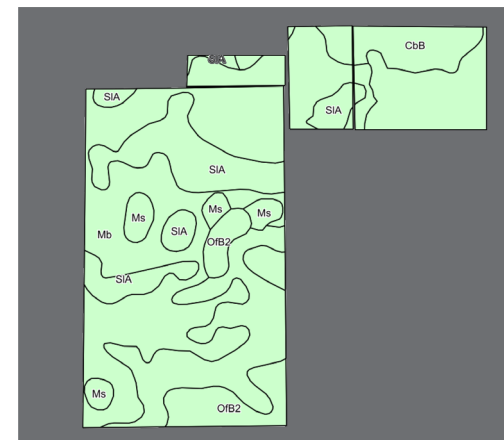
**14.08+/- Acres - Building Site**



## TRACTS 1-2 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FgB2 Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	25.46	143	48
WdA Waynetown silt loam, 0 to 2 percent slopes	15.87	160	52
RwA Rush variant silt loam, 0 to 2 percent slopes	14.26	145	51
Mc Mahalasville silty clay loam, gravelly substratum	9.71	185	53
Mb Mahalasville silty clay loam, 0 to 2 percent slopes	9.06	175	61
FdA Fincastle silt loam, tipton till plain, 0 to 2 percent slopes	7.58	168	54
Ty Treaty silty clay loam, 0 to 1 percent slopes	2.06	181	64

**WEIGHTED AVERAGE (WAPI) 158 52.2**



## TRACTS 3-6 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Mb Mahalasville silty clay loam, 0 to 2 percent slopes	37.99	175	61
SIA Starks silt loam, 0 to 2 percent slopes	34.89	164	53
OfB2 Ockley silt loam, kame, 2 to 6 percent slopes, eroded	7.77	130	46
CbB Camden silt loam, 2 to 6 percent slopes	6.06	155	54
Ms Milford silty clay loam, pothole	3.29	80	22

**WEIGHTED AVERAGE (WAPI) 162 54.7**