

ONLINE AUCTION

at halderman.com

START: **October 19th, 8:00 am ET**
END: **October 20th, 6:30 pm ET**

192.33+/- total acres

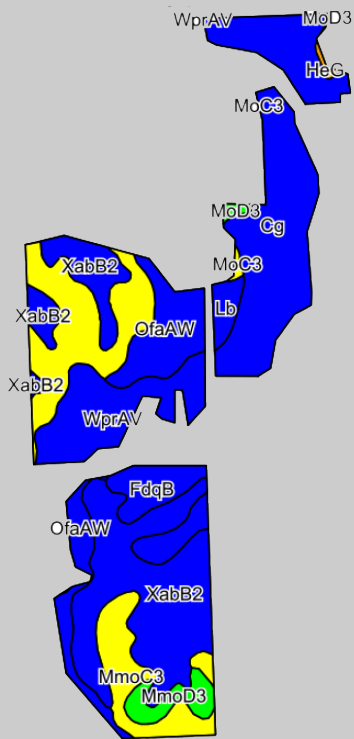
6 tracts

TRACT 1

TRACTS 2 - 4

TRACT 5

PRODUCTIVE CROPLAND



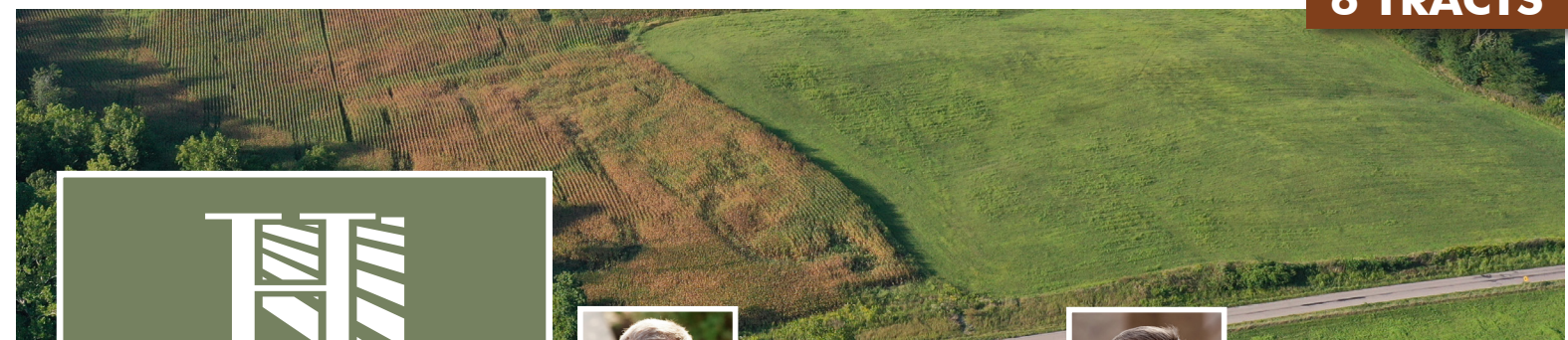
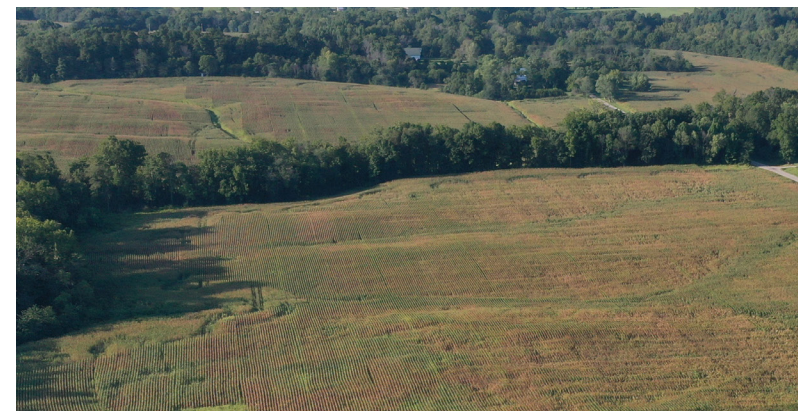
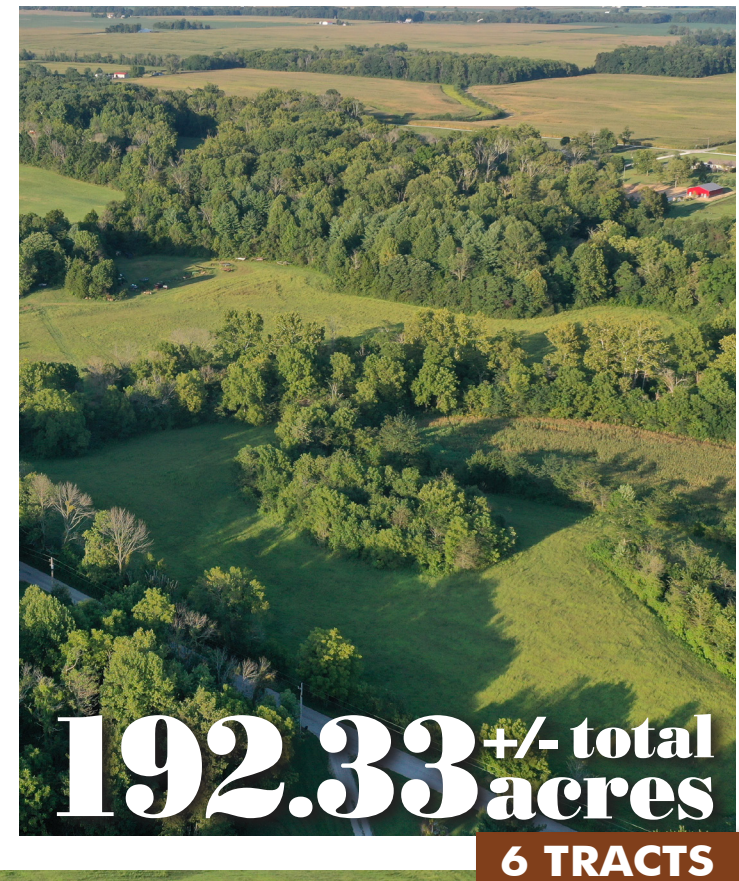
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
XabB2	Xenia silt loam, 2 to 6 percent slopes, eroded	30.32	152	53
Cg	Chagrin loam, frequently flooded	28.19	95	33
MmoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	21.75	121	41
OfaAW	Oldenburg silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	11.95	115	39
WprAV	Wirt loam, 0 to 2 percent slopes, frequently flooded very brief duration	11.54	108	38
FdqB	Fincastle-Xenia silt loams, 2 to 4 percent slopes	6.98	164	54
MmoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	3.17	110	39
Lb	Lobdell silt loam, frequently flooded	1.89	100	35
MoD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.52	110	39
HeG	Hennepin loam, 25 to 50 percent slopes	0.31	14	5
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.27	121	41
WEIGHTED AVERAGE (WAPI)			122.5	42.2

PRODUCTIVE CROPLAND | HOME | POTENTIAL HOME SITES
BARTHOLOMEW & DECATUR COUNTIES

ONLINE at halderman.com AUCTION

BIDDING OPENS:
October 19th, 8:00 am ET

BIDDING CLOSES:
October 20th, 6:30 pm ET



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com



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FARM: JOSEPH R. POLANKA SR. TRUST

TRACT 1: 20[±] Acres
7.95[±] Tillable • 9.85[±] Woods
2.2[±] Home/Barns



HOME

2048 sq ft
3 BED
1 BATH
BASEMENT



DETACHED GARAGE



20 x 30 POLE SHED



36 x 64 POLE SHED



64 x 64 POLE SHED

TRACT 2: 37[±] Acres
30.25[±] Tillable • 6.75[±] Woods

TRACT 3: 48[±] Acres
37.25[±] Tillable • 10.75[±] Woods

TRACT 4: 15[±] Acres
9.2[±] Tillable • 5.8[±] Woods
Potential Home Site Overlooking
Bear Creek

TRACT 5: 36.25[±] Acres
21.69[±] Tillable • 14.26[±] Woods
0.3[±] Barn Site

TRACT 6: 36.08[±] Acres
15.86[±] Tillable • 12.76[±] Woods
5.46[±] CRP • 2.0[±] Potential Building Site

192.33[±] total acres

6 Tracts

PROPERTY LOCATION

7006 S 1200 East,
Westport, IN 47283

Southeast Bartholomew County
on the Bartholomew-Decatur
County Line

Rock Creek Twp
Jackson Twp

OPEN HOUSES

October 3 from
1:00 pm - 3:00 pm ET

October 8 from
4:00 pm - 5:00 pm ET

ZONING
Agricultural

TOPOGRAPHY
Level to Gently Rolling

SCHOOL DISTRICT
Bartholomew Consolidated
Schools

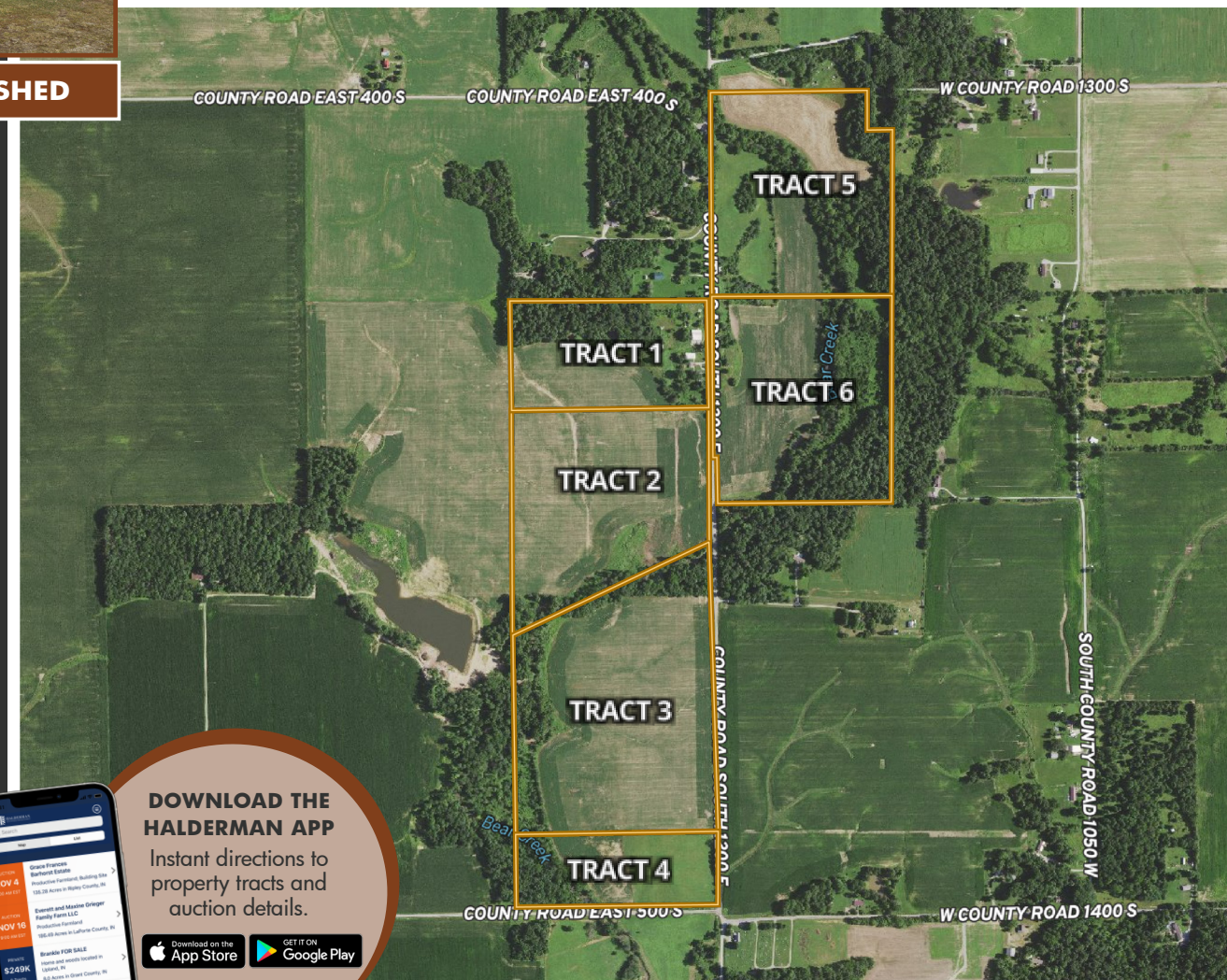
Decatur County Schools

ANNUAL TAXES
\$4,720.38

DITCH ASSESSMENT
\$815.38



To place a bid, visit halderman.com or download the
Halderman App. Please register prior to the auction.



DOWNLOAD THE HALDERMAN APP

Instant directions to
property tracts and
auction details.



Terms and Conditions

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: October 19, 2021 @ 8:00 AM EST; Bidding closes: October 20, 2021 @ 6:30 PM EST (**See AUCTION END TIMES). UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed a Real Estate Contract to print and is required to fully and correctly complete and properly sign without any modifications. Bidder is to return the completed, signed contract to Halderman Real Estate Services, Inc. by email, fax, certified mail or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the property description. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Halderman Real Estate Services, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Halderman Real Estate Services, Inc. In addition, Halderman Real Estate Services, Inc. also reserves the right to recover any damages separately from the breach of the Buyer.

Both the Successful Bidder and Seller shall indemnify Halderman Real Estate Services, Inc. for and hold harmless Halderman Real Estate Services, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from Halderman Real Estate Services, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

• TERMS OF SALE: 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject financing.

• DATE OF CLOSING: The closing will take place on or before November 19, 2021. The Sellers have the choice to extend this date if necessary.

• POSSESSION: Possession of the land will be at closing. Possession of the buildings will be 30 days after closing.

• REAL ESTATE TAXES: The Seller will pay real estate taxes for 2020 due and payable in 2021. Buyer will pay the real estate taxes for 2021 due and payable in 2022, beginning with the spring 2022 installment and all taxes thereafter. Buyer will pay the 2022 ditch assessment and all assessments thereafter.

• NO CONTINGENCIES: This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

• SURVEY: There will be no survey unless required for clear title. If a survey is completed for title purposes, the cost will be split 50/50 between the seller and the buyer(s).

• TITLE: Buyer is entitled to and the Seller will provide clear, insurable title for property and a Trustee's Deed upon full payment.

• ZONING AND EASEMENTS: Property is being sold subject

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

to any and all easements of record. Property is subject to all state and local zoning ordinances.

• AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified.

• AGENCY: Halderman Real Estate Services, Inc. is the Agent and Representative of the Seller.

• CONDITION OF PROPERTY: Property is sold 'AS IS, WHERE IS' condition. Halderman Real Estate Services, Inc. the Sellers nor their representatives, agents, or employees make express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding on the subject property. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Halderman Real Estate Services, Inc. or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Halderman Real Estate Services, Inc. and their Agents and their Representatives from any and all claims, damages or suits including but not limited to awards, judgments, costs, fees, etc.

• DISCLAIMER: All information included herein was derived from sources believed to be correct, but is not guaranteed.

• NEW DATA, CORRECTIONS, and CHANGES: Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

BIDDING AND REGISTRATION INFORMATION

BIDDER VERIFICATION: Bidding rights are provisional, and if identity verification is questionable, Halderman Real Estate Services, Inc. has the right to reject the registration, and bidding activity will be terminated. The Seller and Halderman Real Estate Services, Inc. reserve the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to Halderman Real Estate Services, Inc. or in their sole opinion detrimental to Bidding Activity, then Halderman Real Estate Services, Inc. reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the Bidder. When using the web site you must obey any and all local, state and federal laws. Violations will result in termination of web site use privileges.

**AUCTION END TIMES: Halderman Real Estate Services, Inc. online only auctions are timed events and all bidding will close at specified time. However, our auctions also have what is called an 'Auto Extend' feature. Any bid placed within the final 5 minutes of an auction results in the auction automatically extending 5 additional minutes. The bidding will extend in 5 minute increments from the time the last bid is placed until there are no more bids, and the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied and no one can be outbid at the last second without having another opportunity to bid again.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: The minimum bid increase will be \$5,000. Halderman Real Estate Services, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of Halderman Real Estate Services, Inc. are final.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.