

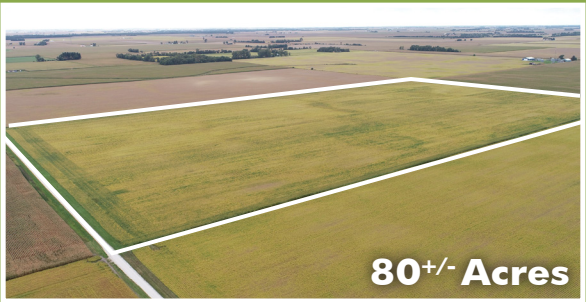
AUCTION 1
TRIPLE N FARM LLC

PROPERTY LOCATION
TRACTS 1-2:
Intersection of CR 500 S
and CR 600 E in Mt. Ayr, IN

JACKSON TWP
NEWTON CO

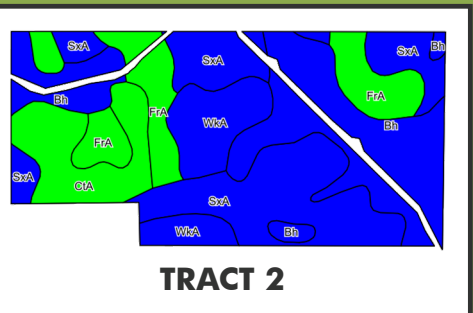
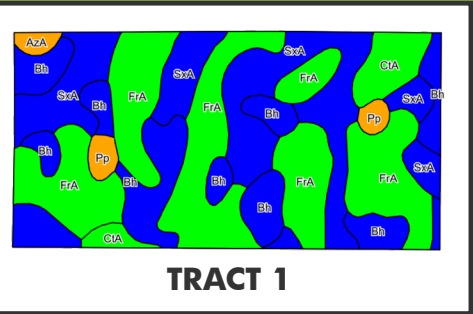
ZONING
Agricultural

TRACT 1



80+/- Acres

79.4+/- Tillable • 0.6+/- Non-Tillable



TOPOGRAPHY
Level to Gently Rolling

PROPERTY TYPE
Farm

SCHOOL DISTRICT
TRACTS 1-2:
South Newton Schools

ANNUAL TAXES
\$3,640

DITCH ASSESSMENT
\$575



TRACT 1 SOIL MAP				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FrA	Foresman fine sandy loam, till substratum, 0 to 2 percent slopes	33.38	135	44
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	23.44	119	34
Bh	Barry-Gillford complex	15.95	162	41
ClA	Corwin fine sandy loam, 0 to 2 percent slopes	4.19	135	44
Pp	Peotone silty clay loam, pothole	1.71	165	44
Aza	Aymont loamy fine sand, 0 to 2 percent slopes	0.74	117	38
WEIGHTED AVERAGE (WAPI)		136.2	40.4	

TRACT 2 SOIL MAP				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	22.67	119	34
Bh	Barry-Gillford complex	20.10	162	41
FrA	Foresman fine sandy loam, till substratum, 0 to 2 percent slopes	11.28	135	44
ClA	Corwin fine sandy loam, 0 to 2 percent slopes	8.45	135	44
WkA	Wesley fine sandy loam, 0 to 1 percent slopes	8.00	122	33
WEIGHTED AVERAGE (WAPI)		136.1	38.7	

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297 • Wabash, IN 46992

November 21st | 6:00 pm CST

2 AUCTIONS

JASPER CO 4-H FAIRGROUNDS

551.1+/-total
acres

2 HIGH QUALITY FARMS FOR SALE IN ONE NIGHT

156+/- Acres (2 Tracts) Newton CO | 395.1+/- Acres (6 Tracts) Jasper CO

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, INAuct. Lic. #AC69200019) will offer these properties at two simultaneous public auctions on November 21, 2022. At 6:00 PM CST, 551.1 acres, more or less, will be sold at Jasper County Fairgrounds, 2671 W Clark St, Rensselaer, IN 47978. The properties will be offered in eight (8) tracts. Tracts 1 and 2 will only be offered individually or combined with each other through Auction 1. Tracts 3 – 8 will be offered, through Auction 2, as individual units 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 John Bechman at (765)404-0396 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.

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 Corporate 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.

CLOSING: The closing shall be on or before, and no later than, January 15, 2023 but not prior to January 1, 2023. Tracts 1 and 2 will close separately from tracts 3-8.

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

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

REAL ESTATE TAXES: The Seller will pay real estate taxes for 2022 due and payable in 2023. Buyer will be given a credit at closing for the 2022 real estate taxes due in 2023 and will pay all taxes beginning with the May 2023 installment and all taxes thereafter.

DITCH ASSESSMENTS: The Buyer will pay the 2023 assessment starting in May 2023.

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., 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. No environmental audit has been made, nor will one be made. 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 sole 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 sole 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.



NEWTON CO (TRACTS 1-2) • JASPER CO (TRACTS 3-8)

2 HIGH QUALITY FARMLAND AUCTIONS

Monday, November 21st, 6:00 pm CST

551.1+/-total
acres

AUCTION LOCATION

JASPER COUNTY
4-H FAIRGROUNDS
2671 W Clark Street
Rensselaer, IN 47978

Contact John, today!



John Bechman
765.404.0396
jbechman@halderman.com

8 TRACTS

AUCTION 1: 156+/- Acres • 2 Tracts
TRIPLE N FARM LLC (NEWTON CO)

AUCTION 2: 395.1+/- Acres • 6 Tracts
NAGEL FARMS LLC (JASPER CO)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

SCAN FOR ADDITIONAL AUCTION DETAILS
View additional photos, drone footage, and details regarding this upcoming auction.

HLS# JRB-12837 (22), HLS# JRB-12841 (22)



AUCTION 2
NAGEL FARMS LLC

PROPERTY LOCATION

TRACTS 3-4:
11203 S 1080 W, Brook, IN

JORDAN TWP
JASPER CO

TRACTS 5-8:
3504 W 1300 S, Remington, IN

CARPENTER TWP
JASPER CO

ZONING
Agricultural

TOPOGRAPHY
Level to Gently Rolling

PROPERTY TYPE
Farm

SCHOOL DISTRICT
TRACTS 3-4: Rensselaer Central
Schools

TRACTS 5-8: Tri-County Schools

ANNUAL TAXES

\$4,163

DITCH ASSESSMENT

\$412.14

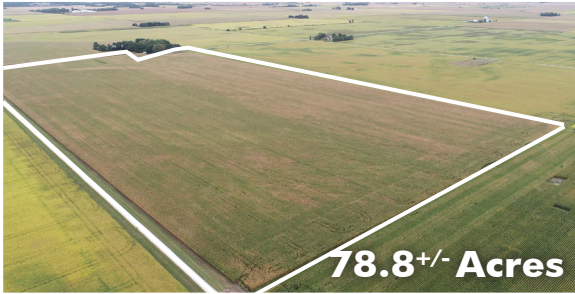


ONLINE BIDDING
IS ALSO AVAILABLE
FOR BOTH AUCTIONS

TO PLACE AN ONLINE BID,
visit halderman.com to view each auction.
Please register prior to the auction.

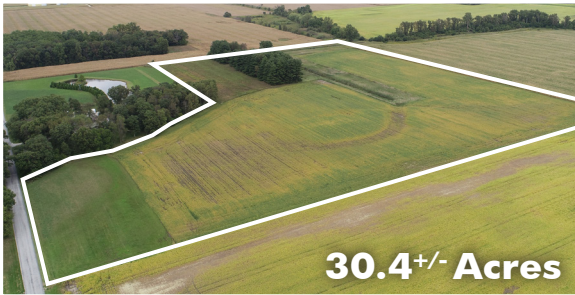
Additional information including photos
and a drone flight are available at
halderman.com. Please contact the
Halderman main office, 800.424.2324,
or your local representative with any
questions or to place a phone bid.

TRACT 3



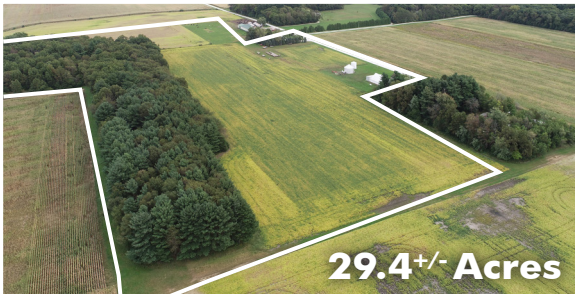
78.5+/- Tillable • 0.3+/- Non-Tillable

TRACT 5



22.6+/- Tillable • 4.3+/- CRP
2.5+/- Woods • 1+/- Non-Tillable

TRACT 7



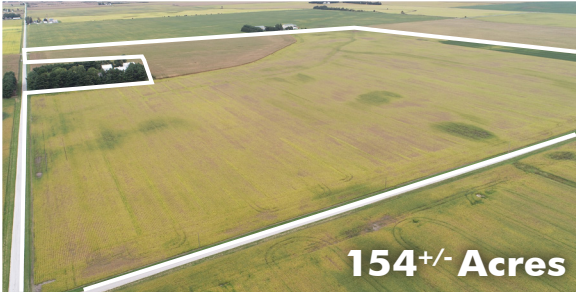
15+/- Tillable • 10.6+/- Woods
2.1+/- Other • 0.7+/- Non-Tillable



Older Machinery Shed • 2 Small Storage Buildings
2 Small Grain Bins

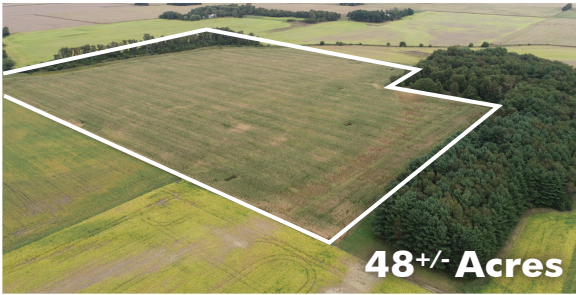


TRACT 4



151.4+/- Tillable • 2.6+/- Non-Tillable

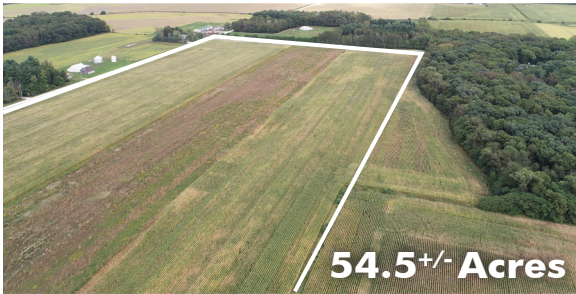
TRACT 6



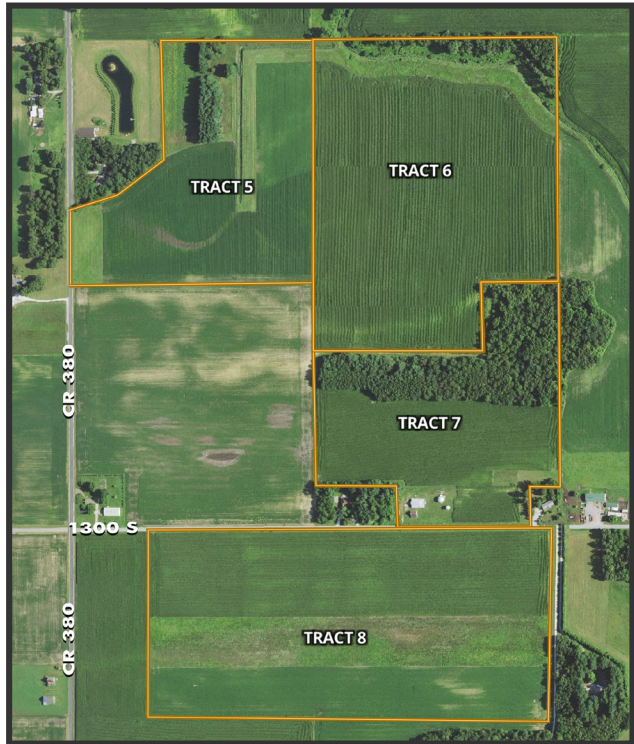
41.8+/- Tillable • 3.7+/- Woods
2.5+/- CRP

**Tract 6 is a swing tract and must be purchased
with adjoining tract or by an adjoining
landowner in order to have road frontage.*

TRACT 8

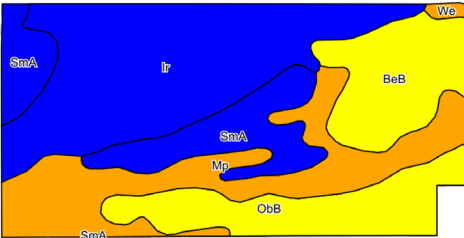


40.5+/- Tillable • 14+/- CRP



HIGH QUALITY FARMLAND

MOSTLY TILLABLE • CRP • WOODS



TRACT 3

TRACT 3 SOIL MAP

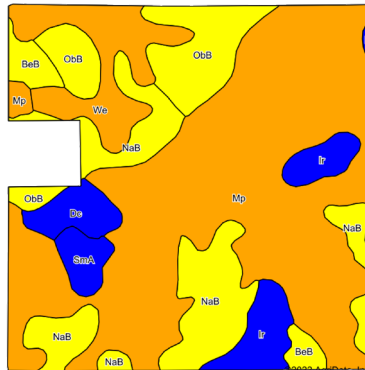
SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Ir Iroquois fine sandy loam	27.22	170	47
Mp Montgomery silty clay loam	17.26	160	44
SmA Simonin loamy sand, 0 to 2 percent slopes	11.64	131	43
ObB Oakville sand, moderately wet, 1 to 3 percent slopes	11.36	81	29
BeB Brems loamy sand, 1 to 3 percent slopes	10.62	91	32
We Watseka loamy fine sand	0.43	105	27

WEIGHTED AVERAGE (WAPI) 138.1 41

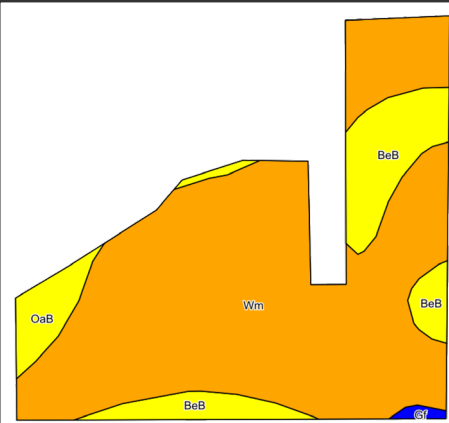
TRACT 4 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Mp Montgomery silty clay loam	80.93	160	44
NaB Nesius fine sand, 1 to 3 percent slopes	23.41	95	30
ObB Oakville sand, moderately wet, 1 to 3 percent slopes	14.69	81	29
We Watseka loamy fine sand	12.67	105	27
Ir Iroquois fine sandy loam	8.22	170	47
Dc Darroch loam	4.26	160	49
BeB Brems loamy sand, 1 to 3 percent slopes	3.97	91	32
SmA Simonin loamy sand, 0 to 2 percent slopes	3.07	131	43

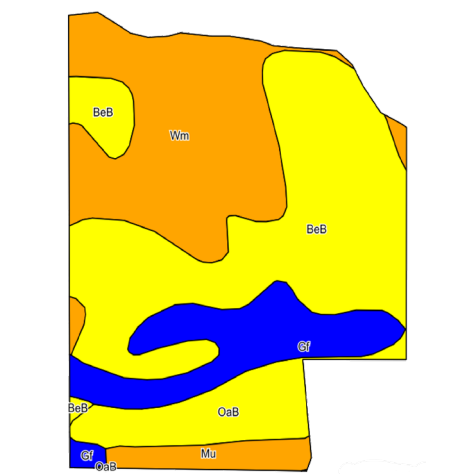
WEIGHTED AVERAGE (WAPI) 135.8 38.9



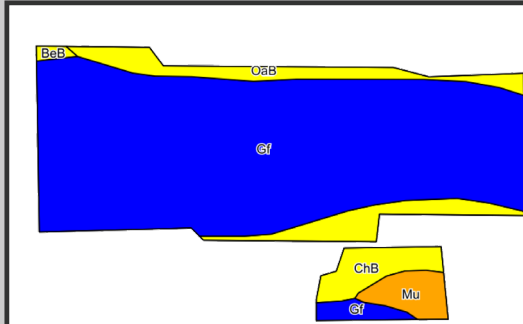
TRACT 4



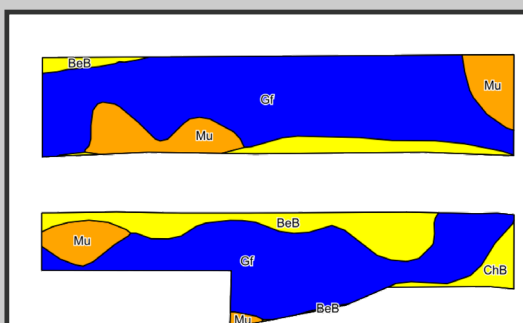
TRACT 5



TRACT 6



TRACT 7



TRACT 8

TRACT 5 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Wm Watseka-Maumee loamy sands	17.92	125	29
BeB Brems loamy sand, 1 to 3 percent slopes	3.46	91	32
OaB Oakville fine sand, 2 to 6 percent slopes	1.10	72	25
Gf Gilford fine sandy loam	0.12	148	33

WEIGHTED AVERAGE (WAPI) 117.3 29.3

TRACT 6 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BeB Brems loamy sand, 1 to 3 percent slopes	17.64	91	32
Wm Watseka-Maumee loamy sands	12.36	125	29
Gf Gilford fine sandy loam	5.94	148	33
OaB Oakville fine sand, 2 to 6 percent slopes	4.17	72	25
Mu Morocco loamy sand, 0 to 2 percent slopes	1.69	102	36

WEIGHTED AVERAGE (WAPI) 107.7 30.7

TRACT 7 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Gf Gilford fine sandy loam	11.94	148	33
ChB Chelsea sand, 2 to 6 percent slopes	1.45	81	29
OaB Oakville fine sand, 2 to 6 percent slopes	0.97	72	25
Mu Morocco loamy sand, 0 to 2 percent slopes	0.52	102	36
BeB Brems loamy sand, 1 to 3 percent slopes	0.08	91	32

WEIGHTED AVERAGE (WAPI) 134.7 32.2

TRACT 8 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Gf Gilford fine sandy loam	28.09	148	33
BeB Brems loamy sand, 1 to 3 percent slopes	6.20	91	32
Mu Morocco loamy sand, 0 to 2 percent slopes	5.23	102	36
ChB Chelsea sand, 2 to 6 percent slopes	1.02	81	29

WEIGHTED AVERAGE (WAPI) 131.7 33.1