

November 29th | 6:30 pm ET
AUCTION
DELAWARE CO FAIRGROUNDS
HEARTLAND HALL

**PRODUCTIVE
CROPLAND**

**5
tracts**

2 WOODED TRACTS

**243.123+/- total
acres**

KNOWN AS **ONE OF THE BEST FARMS IN DELAWARE COUNTY**

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 29. At 6:30 PM, 243.123 acres, more or less, will be sold at the Heartland Hall – Delaware County Fairgrounds, 1210 N Wheeling Ave, Muncie, IN. This property will be offered in five tracts as individual units, in combination or as a whole farm. Tract 5 can't be combined with Tracts 1-4 due to separate ownership. 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 Chris Peacock at (765)546-0592, Lauren Peacock at (765)546-7359, Brett Salyers at (419)806-5643, AJ Jordan at (317)697-3086, or Larry Jordan at (765)473-5849 at least two days prior to the sale.

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.

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.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before December 31, 2022. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Monday, November 7 from 4:30 – 5:30 PM;

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to the 2022 harvest.

REAL ESTATE TAXES: Real estate taxes will be prorated to the Date of Closing.

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.

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

FARM INCOME: Seller will retain the 2022 farm income.

DEED: The Sellers will provide a Trustee's 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.

ZONING AND EASEMENTS: Property is being sold subject 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

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. 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. 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 are final.



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November 29th , 6:30 pm ET
AUCTION

AUCTION LOCATION

**DELAWARE COUNTY
FAIRGROUNDS**

Heartland Hall
1210 N Wheeling Avenue
Muncie, IN 47308

**PRODUCTIVE
CROPLAND**

2 WOODED TRACTS

**243.123+/- total
acres**

**5
tracts**

TRACT 5 (10.09+/- ACRES) CAN'T BE COMBINED WITH TRACTS 1-4

Chris Peacock

765.546.0592

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Lauren Peacock

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Brett Salyers

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ajj@halderman.com

Larry Jordan

765.473.5849

lj@halderman.com



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# CCP-12825 (22)



TRACT 1



47+/- Acres
43.02+/- Tillable • 3.98+/- Roads/Waste

TRACT 2



94+/- Acres
93+/- Tillable • 1.0+/- Roads/Waste

TRACT 3



5.1+/- Wood Acres

TRACT 4



86.933+/- Acres
86.4+/- Tillable • 0.533+/- Roads/Waste

TRACT 5



10.09+/- Acres
9+/- Woods • 1.09+/- Lane
Picture depicts the beginning of the lane located along CR 700 N.
Tract 5 can't be combined with Tracts 1-4.



KNOWN AS ONE OF THE BEST FARMS IN DELAWARE CO
PRODUCTIVE CROPLAND • 2 WOODED TRACTS (TRACT 3 & TRACT 5)



OPEN DITCH DIVIDING TRACTS 1 & 2



TRACT 1: LOOKING FROM THE
SOUTHWEST (W 800 N) TO THE EAST



LANE LEADING TO TRACT 3 ALONG
N WALNUT STREET



TRACT 2 IN THE FOREGROUND WITH
TRACT 3 IN THE BACKGROUND

243.123+/- total acres

TRACTS 1-4 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	92.02	141	61
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	64.46	157	66
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	35.62	129	40
PgaA	Pella silty clay loam, 0 to 1 percent slopes	14.53	173	94
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	6.01	112	28
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	5.45	151	69
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	2.88	171	87
RrwB	Rawson loam, 1 to 5 percent slopes	1.91	142	51
WEIGHTED AVERAGE (WAPI)		145.7	*n 60.8	

PROPERTY LOCATION

Tracts 1-4: At the northwest corner of Walnut Street and CR 800 N in Muncie, IN Delaware Co, Union Twp

Tract 5: 1/4 mile west of the intersection of Walnut Street and CR 700 N in Muncie, IN Delaware Co, Hamilton Twp

OPEN HOUSES

Monday, November 7
from 4:30 pm - 5:30 pm ET

PROPERTY TYPE

Farm

TOPOGRAPHY

Gently Rolling

SCHOOL DISTRICT

Delaware Community School Corporation

ZONING

Agricultural

ANNUAL TAXES

\$5,320.72

DITCH ASSESSMENT

\$243.13

Additional information including photos are available at halderman.com.

