November 29th | 6:30 pm ET

PRODUCTIVE CROPLAND

5 tracts

DELAWARE CO FAIRGROUNDS

HEARTLAND HALL

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;

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

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.

KNOWN AS ONE OF THE BEST FARMS IN DELAWARE CO

November 29th, 6:30 pm et

AUCTION LOCATION

FAIRGROUNDS

Heartland Hall 1210 N Wheeling Avenue Muncie, IN 47308

PRODUCTIVE CROPLAND

2 WOODED TRACTS

243.123+/- total acres

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

5 tracts

Chris Peacock 765.546.0592 chrisp@halderman.com

Lauren Peacock 765.546.7359 laurenp@halderman.com Brett Salyers 419.806.5643 bretts@halderman.com AJ Jordan 317.697.3086 ajj@halderman.com Larry Jordan 765.473.5849 lj@halderman.com



SCAN FOR ADDITIONAL AUCTION DETAILS

View additional photos, drone footage, and details regarding this upcoming auction.

HLS# CCP-12825 (22)





47^{+/-} Acres

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



94+/- Acres

93+/- Tillable • 1.0+/- Roads/Waste



5.1+/- Wood Acres



86.933+/- Acres

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



Tracts 1-4 (233.123+/- Acres) owned by E. Lewis Heaton Marital Trust.

Tract 5 (10.09+/- Acres) owned by Beverly Mauck, Debbie Norrick, Brenda Thornburg, Wendy Heaton, Natalie Young, and Piper Heaton. This tract can't be combined with Tracts 1-4.



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)



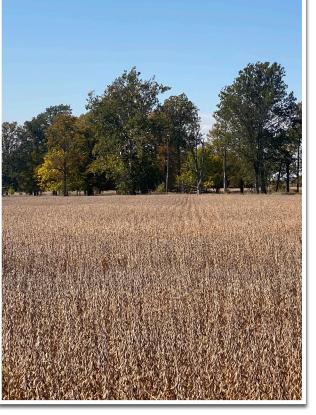
OPEN DITCH DIVIDING TRACTS 1 & 2



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

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

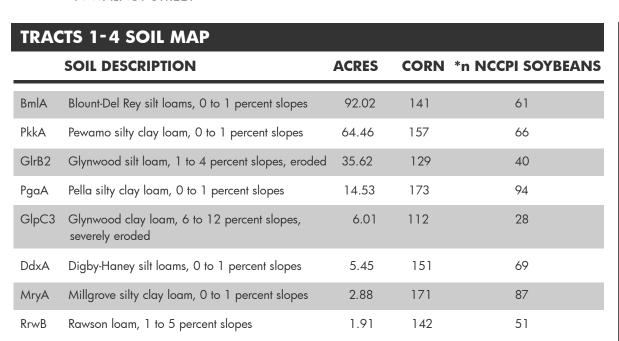
Delaware Community School Corporation

ZONING Agricultural

ANNUAL TAXES \$5,320.72

DITCH ASSESSMENT \$243.13

Additional information including photos are available at halderman.com.



WEIGHTED AVERAGE (WAPI) 145.7

*n 60.8