

PROPERTY LOCATION

TRACTS 1-2:

6 miles north of West Terre Haute along the east side of SR 63 along New Goshen Avenue, 1 mile east of New Goshen, IN

FAYETTE TWP | VIGO CO

TRACTS 3-9:

3 miles west of West Terre Haute along the Indiana State line just north of 1-70

SUGAR CREEK TWP | VIGO CO

TRACTS 10-11:

1 mile west of US 41, 1 mile north of Shelburn, IN

CURRY TWP | SULLIVAN CO

OPEN HOUSE

Monday, September 12 from 6:00 pm - 7:30 pm ET

A representative will be available for questions at Tract 1, Tract 7, & Tract 11

ZONING

Agricultural

SCHOOL DISTRICT

TRACTS 1-9: West Vigo Schools

TRACT 10-11: Northeast School Corporation

ANNUAL TAXES

TRACTS 3-9: \$7,959.08 TRACTS 10-11: \$3,560.00







999.08+/-total

TRACT 11 TRACT 6

11 TRACTS OF PRODUCTIVE CROPLAND • GROWING TIMBER POTENTIAL HOME SITES • HUNTING • RECREATIONAL • HOME

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 28, 2022. At 6:30 PM, 999.08 acres, more or less, will be sold at the Vigo County Fairgrounds, in the Floriculture Building, at 3901 S US Hwy 41, Terre Haute, IN 47802. This property will be offered in eleven (11) tracts as individual units or as a whole farm, with the exception of tracts

1 and 2, that will only be offered individually or combined with each other. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. 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 Todd Litten at (812)327-2466, 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 Seller reserves 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 Seller will provide a Trustee's Deed at closing for tracts 1 and 2, and a Warranty

EVIDENCE OF TITLE: The Seller 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.

BUYER'S PREMIUM: The Buyer's Premium is 1% of the Purchase Price.

CLOSING: The closing shall be on or before, and no later than, December 16, 2022.

POSSESSION: Possession of the Land will be at closing, subject to the tenant's rights. Possession of the Home will be at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

MINERAL RIGHTS: Seller will retain all mineral rights and pore space rights.

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 resentatives, 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 missions 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. 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

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



VIGO CO (TRACTS 1-9) • SULLIVAN CO (TRACTS 10-11)

GREAT MULTI-USE PROPERTY

Wednesday, September 28th, 6:30 pm ET



999.08+/-total acres

PRODUCTIVE CROPLAND • HUNTING

GROWING TIMBER • RECREATIONAL

TRACTS 1 & 2 CAN BE COMBINED BUT NOT WITH TRACTS 3-11

Contact Todd Litten, today!



Todd Litten 812.327.2466 toddl@halderman.com

SCAN FOR ADDITIONAL AUCTION DETAILS

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

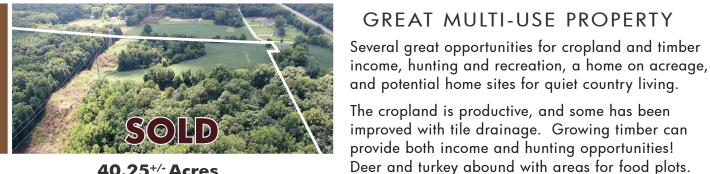
FARM: Thunderstate LLC, Martin, Perry Family Trusts HLS# TML-12819 (22)





6.4^{+/-} Acres

4.2+/- Woods • 1.3+/- Tillable • 0.9+/- Building Site Acres Home: 3 bedroom, 2 bathroom



40.25+/- Acres

26+/- Woods • 6.6+/- Tillable • 4+/- Open Acres 3.65^{+/-} Roads

TRACT 1 AND TRACT 2 CAN BE COMBINED BUT NOT WITH TRACTS 3-11



120+/- Acres

82.1+/- Woods • 25.9+/- Tillable • 12+/- Open Acres



32+/- Woods • 19.9+/- Tillable • 0.97+/- Roads/Creek



52.87^{+/-} Acres



GREAT MULTI-USE PROPERTY

The numerous tracts offer buyers the chance to

build the home of their dreams. Scenic areas

recreational afternoons for outdoor enjoyment!

purchase their weekend get-away, or a place to

along the creek running through the property offer

Several great opportunities for cropland and timber

67.42+/- Acres

41+/- Woods • 17.6+/- Tillable • 8.3+/- Open Acres 0.52^{+/-} Roads/Creek



162^{+/-} Acres

81.7^{+/-} Tillable • 75^{+/-} Woods • 5.3^{+/-} Roads/Creek



100^{+/-}Acres

75.5^{+/-} Tillable • 20^{+/-} Woods • 4.5^{+/-} Roads/Creek



12^{+/-}Acres

10^{+/-} Open Acres • 2^{+/-} Woods



62^{+/-}**Acres**

53+/- Woods • 8+/- Open Acres • 1+/- Roads/Creek



366.94+/- Acres

115+/- Woods • 100+/- Open Acres • 60.6+/- Water 91.34^{+/-} Roads/Creek/Other

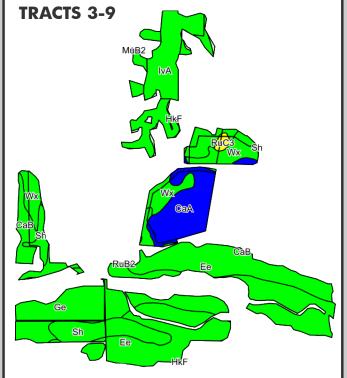


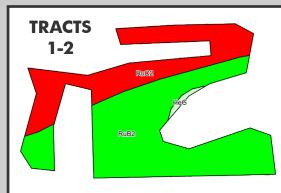
9.2+/- Acres

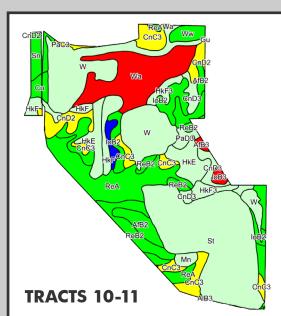
7^{+/-} Woods • 2.2^{+/-} Roads/Creek/Other

NO+/-total

PRODUCTIVE CROPLAND • HUNTING GROWING TIMBER • RECREATIONAL







RACTS 3-9 1	TILLABLE	SOIL MAP

	SOIL DESCRIPTION	ACRES	CORN	SOYBEAN
Ee	Eel silt loam, 0 to 2 percent slopes, frequently flooded	63.54	127	44
Ge	Genesee silt loam, 0 to 2 percent slopes, frequently flooded brief duration	, 56.18	121	42
lvA	Iva silt loam, 0 to 2 percent slopes	31.34	164	54
CaA	Camden silt loam, 0 to 2 percent slopes	21.96	156	54
Wx	Whitaker loam	17.62	150	49
Sh	Shoals silt loam, 0 to 2 percent slopes frequently flooded, brief duration	16.82	125	43
СаВ	Camden silt loam, 2 to 6 percent slopes	6.76	155	54
RuB2	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes, eroded	5.37	136	42
HkF	Hickory loam, 25 to 40 percent slopes	1.38		
RuC3	Russell silt loam, 6 to 12 percent slopes, severely eroded	1.29	135	47
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	0.08	151	52

WEIGHTED AVERAGE (WAPI) 135.6 46.2

1	TRACTS 1-2 TILLABLE SOIL MAP					
		SOIL DESCRIPTION	ACRES	CORN	SOYBEANS	
	RuB2	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes, eroded	5.08	136	42	
	RuC2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	2.92	132	40	
	HeG	Hennnepin loam, 25 to 50 percent slopes, eroded	0.08			

WEIGHTED AVERAGE (WAPI) 133.2 40.9

TKA	TRACTS 10-11 TILLABLE SOIL MAP			
	SOIL DESCRIPTION	ACRES	CORN	SOYBEAN
St	Strip mines	83.53	82	29
W	Water	62.01		
ReA	Reesville silt loam, 0 to 2 percent slopes	46.33	137	44
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	37.41	119	39
CnC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slope severely eroded	s 19.72	102	36
HkE	Hickory silt loam, 18 to 25 percent slopes	18.62		
AfB2	Alford silt loam, 2 to 5 percent slopes, eroded	15.07	139	43
ReB2	Reesville silt loam, 2 to 5 percent slopes, eroded	14.91	130	42
loB2	lona silt loam, 2 to 6 percent slopes, eroded	12.62	155	54
HkF	Hickory silt loam, 25 to 35 percent slopes	11.55		
CnD2	Cincinnati silt loam, 12 to 18 percent slopes, eroded	10.91	105	37
CnD3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	9.31	97	34
HkF3	Hickory silt loam, 18 to 35 percent slopes, severely eroded	7.65		
Sn	Stendal silt loam	6.38	121	39
Ww	Wilbur silt loam	4.65	125	44
Cu	Cuba silt loam	3.87	125	44
loA	lona silt loam, 0 to 2 percent slopes	3.08	160	56
PaD3	Parke silt loam, 12 to 18 percent slopes, severely eroded	2.73	105	37
Mn	Mine dumps	2.54		
loB3	lona silt loam, 2 to 6 percent slopes, severely eroded	1.86	150	53
AfB3	Alford silt loam, 2 to 5 percent slopes, severely eroded	1.00	124	39
PaC3	Parke silt loam, 6 to 12 percent slopes, severely eroded	0.31	120	42
AIB3	Ava silt loam, 2 to 6 percent slopes, severely eroded	0.08	120	42
	WEIGHTED AVERAGE (WAPI)	81.8	27.5