



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 I-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

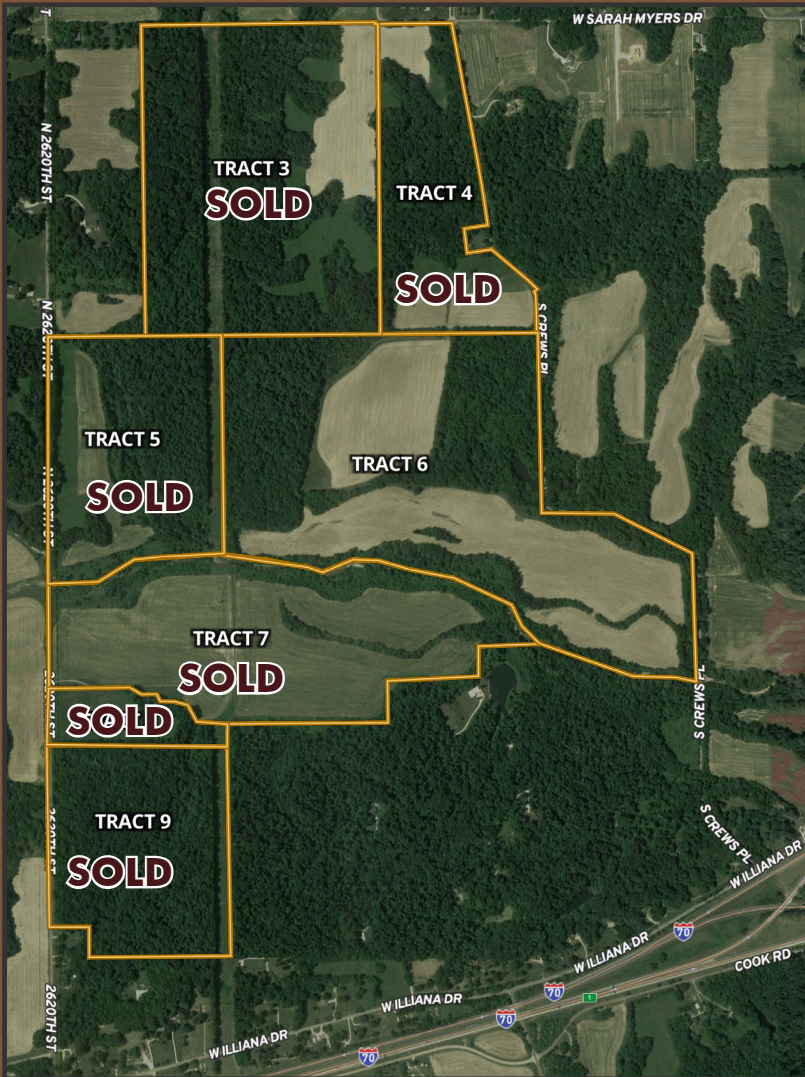
TRACTS 1-9: West Vigo Schools

TRACT 10-11: Northeast School
Corporation

ANNUAL TAXES

TRACTS 3-9: \$7,959.08

TRACTS 10-11: \$3,560.00



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

September 28th | 6:30 pm ET
AUCTION

VIGO COUNTY FAIRGROUNDS
FLORICULTURE BUILDING

999.08+/- total acres

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 deed for tracts 3-11.

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 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. 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. 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.

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
AUCTION

Wednesday, September 28th, 6:30 pm ET



AUCTION LOCATION

VIGO CO FAIRGROUNDS

Floriculture Building
3901 US HWY 41
Terre Haute, IN 47802

11
TRACTS

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

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.

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



Additional information including photos are available at halderman.com. **Online bidding is also available to place a bid.** Visit **halderman.com** or download the **Halderman App**. Please register prior to the auction.

