

ONLINE at halderman.com

AUCTION

January 10th | 8:00am - 6:00pm ET

PROPERTY LOCATION

Southeast corner of the intersection of CR 980 W and US HWY 52, 2.5 miles west of Arlington

Rush County, Posey Township

ZONING

A-2 Agricultural

SCHOOL DISTRICT

Rush County Consolidated School Corporation

TOPOGRAPHY

Level

ANNUAL TAXES

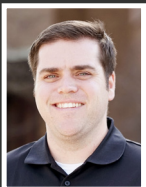
\$758 (approx.)



Rusty Harmeyer
765.570.8118
rustyh@halderman.com



Dave Bonnell
812.343.4313
daveb@halderman.com



Michael Bonnell
812.343.6036
michaelb@halderman.com

GOOD PRODUCTIVE SOILS

ROAD FRONTAGE ON US 52 & COUNTY LINE ROAD



32.594^{+/-} total acres

Additional information including photos are available at halderman.com.

32^{+/-} Tillable | 0.594^{+/-} Road Right-of-Way



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services

800.424.2324
halderman.com

FARM: Swain Family Farm
HLS# RDH-12869 (22)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

ONLINE AUCTION

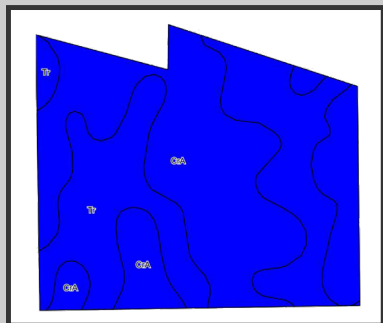
at halderman.com

January 10th, 8:00 am - 6:00 pm ET

**32.594[±]-total
acres**

GOOD PRODUCTIVE SOILS • RUSH CO

ROAD FRONTAGE ON US 52 & COUNTY LINE ROAD



SOIL DESCRIPTION

		ACRES	CORN	SOYBEANS
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	19.03	142	52
Tr	Treaty silty clay loam, 0 to 1 percent slopes	13.42	181	64

WEIGHTED AVERAGE (WAPI) 158.1 57

For a complete list of terms and conditions, visit halderman.com/property-listings.

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: January 10, 2023 @ 8:00 AM EST; Bidding closes: January 10, 2023 @ 6:00 PM EST (**See AUCTION END TIMES).

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed or meet representative in person, to review the Real Estate Contract, complete and properly sign without any modifications. The completed, signed contract must be returned to Halderman Real Estate Services, Inc. by email or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the Terms & Conditions. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Halderman Real Estate Services, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Halderman Real Estate Services, Inc. In addition,

Halderman Real Estate Services, Inc. also reserves the right to recover any damages separately from the breach of the Buyer.

Both the Successful Bidder and Seller shall indemnify Halderman Real Estate Services, Inc. for and hold harmless Halderman Real Estate Services, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from Halderman Real Estate Services, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

- **TERMS OF SALE:** 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject financing.
- **DATE OF CLOSING:** The closing will take place on or before February 25, 2023.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

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

SCAN TO REGISTER FOR THE AUCTION

TO PLACE A BID, download the Halderman App or visit halderman.com. Please register prior to the auction.

