

TRACT 1



**124.93<sup>±</sup> Acres**    119.53<sup>±</sup> Tillable • 1.3<sup>±</sup> CRP • 4.1<sup>±</sup> Non-Tillable

TRACT 2



**20.837<sup>±</sup> Acres**    18.9<sup>±</sup> Tillable • 1.94<sup>±</sup> Non-Tillable

TRACT 3 AND TRACT 4



**TRACT 3: 20.6674<sup>±</sup> Acres**    20<sup>±</sup> Tillable • 0.667<sup>±</sup> Non-Tillable

**TRACT 4: 20<sup>±</sup> Acres**    19.4<sup>±</sup> Tillable • 0.6<sup>±</sup> Non-Tillable



**TRACT 3**



**TRACT 4**

**BUYERS CAN PLACE A SEALED BID ONE OF 3 WAYS:**

- ONE PARCEL
- COMBINATION OF PARCELS
- ENTIRE 186.434<sup>±</sup> ACRES

\*SEE BACK COVER FOR INSTRUCTIONS

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

**SEALED BID AUCTION**

Bids due June 20<sup>th</sup> by 12:00 pm CT / 1:00 pm ET

186.434<sup>±</sup> ACRES • FARMLAND • POTENTIAL BUILDING SITES

LAKE CO, INDIANA

*How to place a bid?*

To request a **bidder's packet**, contact:

**JULIE MATTHYS**

574.310.5189 | juliem@halderman.com



Bids must be completed via the purchase agreement in the bidder's packet and submitted via:

**EMAIL:** juliem@halderman.com OR

**MAIL OR IN-PERSON:**

Julie Matthys, Halderman Real Estate  
29956 Edison Road, New Carlisle, IN 46552

Deadline for all bids is 12 pm CT / 1 pm ET on **June 20, 2023.**

SELLER: KRM Five, LLC/ASM 7, LLC HLS# JAM-12905 (23)

**BUYERS CAN PLACE A SEALED BID ONE OF 3 WAYS:**

- ONE PARCEL
- COMBINATION OF PARCELS
- ENTIRE 186.434<sup>±</sup> ACRES



**SCAN FOR ADDITIONAL AUCTION DETAILS**

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

800.424.2324 | halderman.com

**CLOSE PROXIMITY TO I-65 & SR 2**



TRACT 1



TRACT 2



TRACT 4

TRACT 3

**SEALED BID AUCTION**

Bids due June 20<sup>th</sup> by 12:00 pm CT / 1:00 pm ET

LAKE CO | EAGLE CREEK TWP

**186.434<sup>±</sup> total acres**

FARMLAND • TRANSITIONAL POTENTIAL  
POTENTIAL BUILDING SITES  
177.83<sup>±</sup> TILLABLE • 1.3<sup>±</sup> CRP • **4 TRACTS**

**PROPERTY INSPECTION**

Saturday, June 3,  
10:00 am - 12:00 pm CT

Meet Halderman Representatives  
at **Tract 3.**

800.424.2324 | halderman.com



**Julie Matthys**  
574.310.5189  
juliem@halderman.com



**Larry Smith**  
219.716.4041  
larrys@halderman.com

SELLER: KRM Five, LLC/ASM 7, LLC HLS# JAM-12905 (23)

**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

**Halderman-Harmeyer**  
Real Estate Services



CLOSE  
PROXIMITY TO  
I-65 & SR 2

PROPERTY LOCATION

TRACT 1: North side of 173<sup>rd</sup> Avenue on the west side of I-65

TRACT 2: East side of Mississippi Street approximately 1/8 mile south of the intersection of 173<sup>rd</sup> Avenue and Mississippi Street with frontage on 173<sup>rd</sup> Avenue.

TRACT 3 & TRACT 4: East side of Colorado Street approximately 1/4 mile north of 173<sup>rd</sup> Avenue.

Eagle Creek Twp, **Lake Co**

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Tri-Creek School Corporation

ANNUAL TAXES

\$4,282.64

PROPERTY TYPE

Building Site, Farm Development  
Transitional

ZONING

Agricultural

PROPERTY INSPECTION

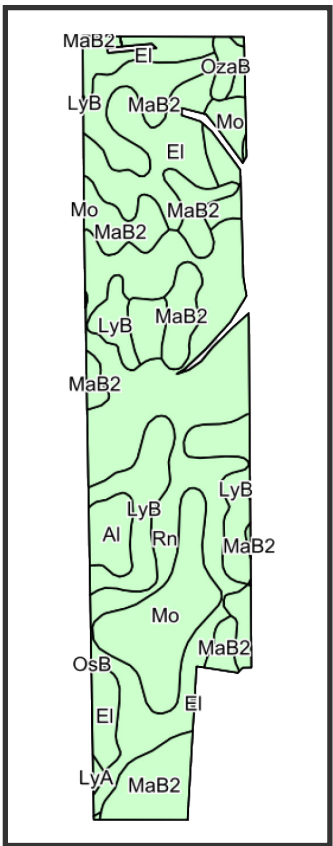
Meet at Tract 3 on Saturday,  
June 3, at 10:00 am -12:00 pm CT



**NEED PROPERTY DIRECTIONS?** DOWNLOAD OUR APP  
Browse upcoming listings and get instant property directions. Plus, stay updated on the latest Halderman events and seminars

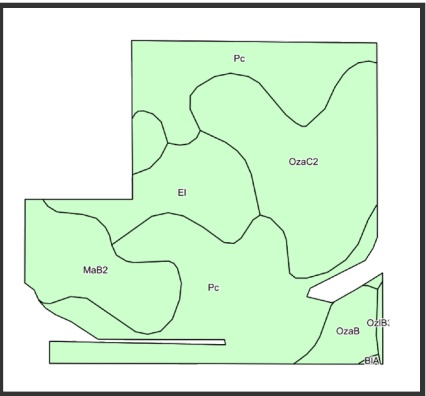


Additional information including a drone flight and photos are available at [halderman.com](https://www.halderman.com).



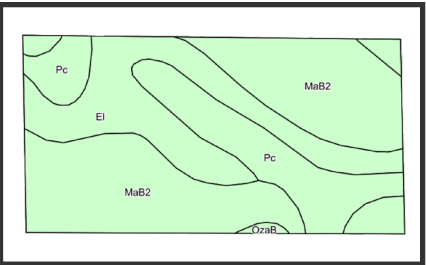
| TRACT 1 SOIL DESCRIPTION |                                                  | ACRES | CORN | SOYBEANS |
|--------------------------|--------------------------------------------------|-------|------|----------|
| Rn                       | Rensselaer loam, sandy substratum                | 40.23 | 175  | 49       |
| MaB2                     | Markham silt loam, 2 to 6 percent slopes, eroded | 23.76 | 132  | 43       |
| Ei                       | Elliott silt loam, 0 to 2 percent slopes         | 22.18 | 147  | 48       |
| Mo                       | Milford silt loam, overwash                      | 14.39 | 160  | 44       |
| lyB                      | Lydick loam, 2 to 6 percent slopes               | 14.14 | 131  | 44       |
| Al                       | Alida loam                                       | 3.15  | 140  | 44       |
| OzaB                     | Ozaukee silt loam, 2 to 6 percent slopes         | 1.39  | 131  | 41       |
| lyA                      | Lydick loam, 0 to 2 percent slopes               | 0.29  | 131  | 44       |

WEIGHTED AVERAGE (WAPI) 152.7 46.2



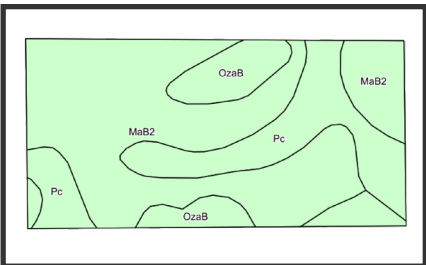
| TRACT 2 SOIL DESCRIPTION |                                                                | ACRES | CORN | SOYBEANS |
|--------------------------|----------------------------------------------------------------|-------|------|----------|
| Pc                       | Pewamo silty clay loam                                         | 8.21  | 160  | 44       |
| OzaC2                    | Ozaukee silt loam, 6 to 12 percent slopes, eroded              | 4.71  | 117  | 36       |
| MaB2                     | Markham silt loam, 2 to 6 percent slopes, eroded               | 2.80  | 132  | 43       |
| Ei                       | Elliott silt loam, 0 to 2 percent slopes                       | 2.28  | 147  | 48       |
| OzaB                     | Ozaukee silt loam, 2 to 6 percent slopes                       | 0.82  | 131  | 41       |
| OzIB3                    | Ozaukee silty clay loam, 2 to 6 percent slopes severely eroded | 0.08  | 117  | 40       |

WEIGHTED AVERAGE (WAPI) 142.1 42.2



| TRACT 3 SOIL DESCRIPTION |                                                  | ACRES | CORN | SOYBEANS |
|--------------------------|--------------------------------------------------|-------|------|----------|
| MaB2                     | Markham silt loam, 2 to 6 percent slopes, eroded | 10.30 | 132  | 43       |
| Ei                       | Elliott silt loam, 0 to 2 percent slopes         | 5.59  | 147  | 48       |
| Pc                       | Pewamo silty clay loam                           | 4.27  | 160  | 44       |
| OzaB                     | Ozaukee silt loam, 2 to 6 percent slopes         | 0.11  | 131  | 41       |

WEIGHTED AVERAGE (WAPI) 142 44.6



| TRACT 4 SOIL DESCRIPTION |                                                  | ACRES | CORN | SOYBEANS |
|--------------------------|--------------------------------------------------|-------|------|----------|
| MaB2                     | Markham silt loam, 2 to 6 percent slopes, eroded | 12.03 | 132  | 43       |
| Pc                       | Pewamo silty clay loam                           | 4.71  | 160  | 44       |
| OzaB                     | Ozaukee silt loam, 2 to 6 percent slopes         | 2.66  | 131  | 41       |

WEIGHTED AVERAGE (WAPI) 138.7 43

Terms and Conditions

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ OR DO NOT 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: METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer 186.434 acres more or less, located in Eagle Creek Township, Lake County, by sealed bid auction on June 20, 2023. All bids must be received by 12:00 PM CST / 1:00 PM EST on June 20, 2023. Successful bidders will be notified by 12:00 PM CST / 1:00 PM EST on June 26, 2023. 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 their decision will be final.

BID FORMAT: Bid packets will be provided upon request outlining the procedures and will include a purchase agreement. All bids must be received by Julie Matthys of Halderman Real Estate at 29956 Edison Rd, New Carlisle, IN 46552-8402. Bids may also be received by email to [juliem@halderman.com](mailto:juliem@halderman.com).

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

SURVEY: All parcels were surveyed in 2021. There will be no survey unless required for clear title. If the existing legal description is not sufficient to obtain marketable title, a survey will be completed, the cost of which will be shared equally between the Buyer and the Seller. The Seller will choose the type of survey to be completed and warrant that it will be sufficient to provide marketable title 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.

TERMS OF SALE: 10% of the bid down upon acceptance of the bid with the balance due at closing. The down payment must be in the form of personal check, cashier's check, corporate check or wire. 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 for any reason. All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. In the event of a tie bid, the Broker shall notify tied bidders and ask them to submit a final offer to break the tie bid. The successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

CLOSING: The closing shall be on or about September 1, 2023. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession of the land will be at closing, subject to the tenant's right to the 2023 crops.

RENTAL INCOME: The 2023 farm lease income will be pro-rated to the date of closing. The buyer will receive their portion in the form of a credit at closing.

REAL ESTATE TAXES: The real estate taxes will be pro-rated to date of closing.

NO CONTINGENCIES: This Real Estate contract is not

contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies.

DEED: The Seller will provide a Warranty Deed at closing. 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.

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.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer(s).

INSPECTION DATE: A Property Inspection Day will be on June 3, 2023 from 10:00 AM CST / 11:00 AM EST to 12:00 PM CST / 1:00 PM EST.

AGENCY: Halderman Real Estate Services and their representatives, are exclusive agents of the Seller.

CONDITION OF PROPERTY: Property is sold 'AS IS, WHERE IS' condition. Halderman Real Estate Services, Inc, the Seller nor their representatives, agents, or employees make no express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding on the subject property. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Halderman Real Estate Services, Inc., or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Halderman Real Estate Services, Inc., and their Agents and their Representatives from any and all claims, damages or suits including but not limited to awards, judgments, costs, fees, etc.

AERIAL PHOTOS, IMAGES AND DRAWINGS: For illustration purposes only and not surveyed boundary lines unless specified.

DISCLAIMER: All information included herein was derived from sources believed to be correct, but is not guaranteed.

NEW DATA, CORRECTIONS, and CHANGES: Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

• CONSERVATION RESERVE PROGRAM: The Buyer(s) of Tract 1 must enter into a succession contract with the FSA for the remainder of the contract. If the Buyer(s) fail to fulfill the CRP contract, the Buyer(s) is solely responsible for repayment of all received payments, interest and penalties.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOU, 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:**  
HRES IN Lic. #AC69200019

