

EDWARD JONES COMMUNITY BUILDING
1701 S Jackson Street | Frankfort, IN 46041

Thursday, July 27th | 6:30 pm ET

AUCTION

FARMLAND • POTENTIAL BUILDING SITES • RECREATIONAL • CLINTON CO

6 TRACTS

304.7+/- total acres

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on July 27, 2023. At 6:30 PM, 304.7 acres, more or less, will be sold at the Edward Jones Community Building, 1701 S Jackson St, Frankfort, IN 46041. This property will be offered in six (6) tracts as individual units, in combination or as a whole farm. 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 Jim Clark at (765) 659-4841 or Sam Clark at (317) 442-0251 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 September 22, 2023. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights for the pasture and 2023 crop.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2023 due 2024. Buyer will be given a credit at closing for the 2023 real estate taxes due 2024 and will pay all taxes beginning with the spring 2024 installment and all taxes thereafter.

DITCH ASSESSMENT: The Buyer(s) will pay 2024 ditch assessment.

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.

FARM INCOME: Seller will retain the 2023 farm income.

DEED: The Sellers will provide a Personal Representative's Deed at closing.

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



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.

CO-BROKER FEE: A 1% co-broker fee will be paid to participating agent(s) per terms explained in the following. To receive a commission as a buyer's agent, participating agents must make initial contact with Halderman Real Estate Services Inc on behalf of their buyer. Participating agents must also handle all communication on behalf of his/her buyer and attend the auction with his/her buyer. The agent must also complete a broker participation form with Halderman Real Estate Services Inc. upon initial contact.

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. 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.

**POTENTIAL BUILDING SITES • TILLABLE
RECREATIONAL • PRODUCTIVE FARMLAND**

TRACTS 5-6

6 TRACTS

TRACTS 1-3

TRACTS 4-6

304.7+/- total acres

CLINTON CO | WASHINGTON TWP

Thursday, July 27th | 6:30 pm ET

AUCTION

EDWARD JONES COMMUNITY BUILDING

1701 S Jackson Street | Frankfort, IN 46041



Sam Clark
317.442.0251
samc@halderman.com



Jim Clark
765.659.4841
jimc@halderman.com

800.424.2324 | halderman.com
Farm: Patricia Rutan Estate, HLS# SFC-12915 (23)



Halderman-Harmeyer
Real Estate Services



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

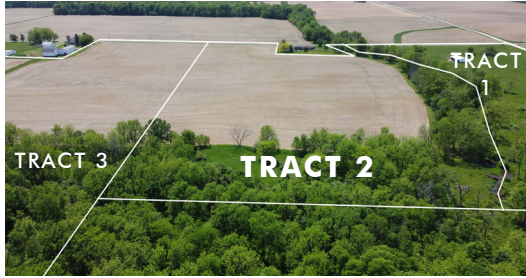
PRODUCTIVE FARMLAND • POTENTIAL BUILDING SITES • RECREATIONAL

TRACT 1



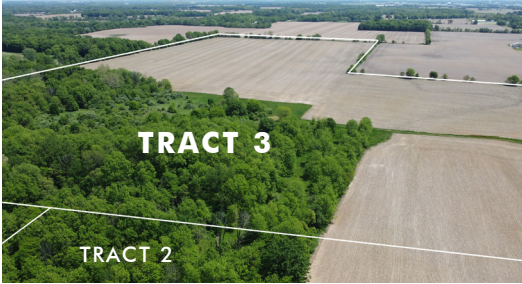
20.85+/- Acres
20.25+/- Pasture • 0.6+/- Non-Tillable

TRACT 2



23.78+/- Acres
16.55+/- Tillable • 7+/- Woods
0.23+/- Non-Tillable

TRACT 3



113.32+/- Acres
87.3+/- Tillable • 25.4+/- Woods
0.62+/- Non-Tillable

TRACT 4



20+/- Acres
17.4+/- Tillable • 1.7+/- Woods
0.9+/- Non-Tillable

TRACT 5

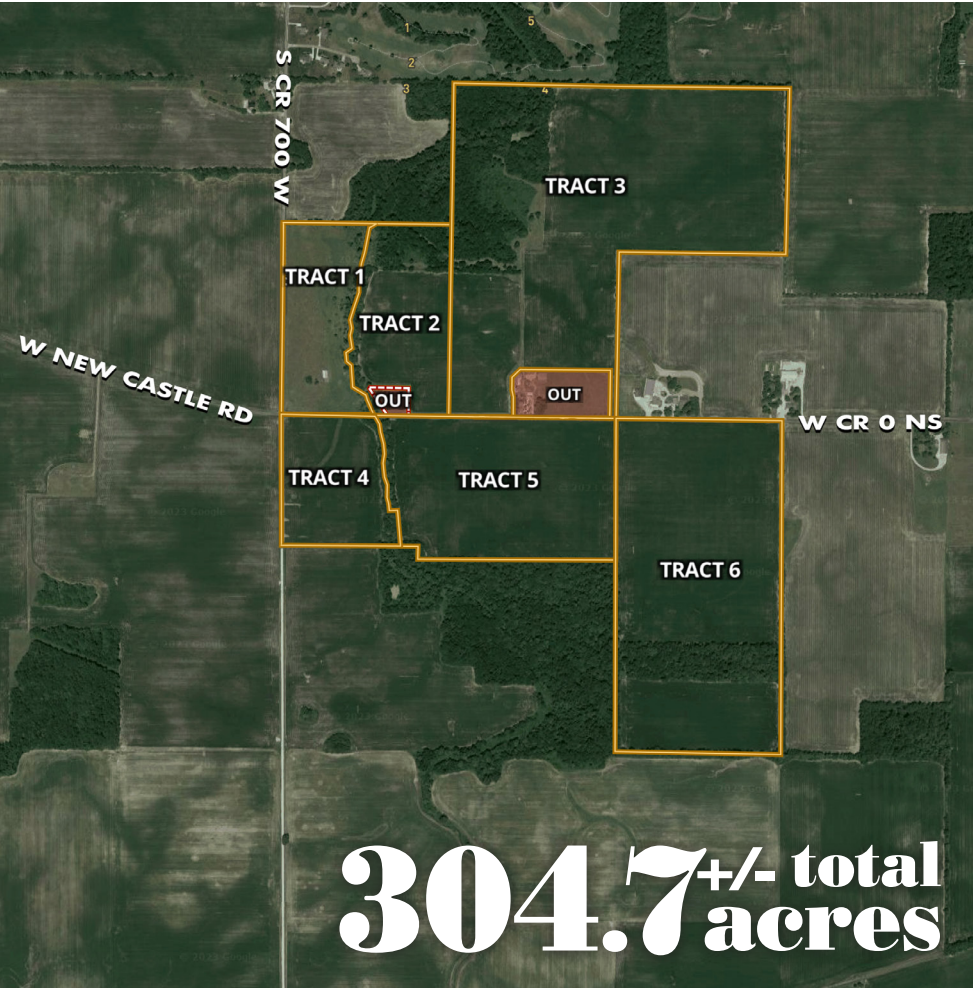


46.75+/- Acres
45.25+/- Tillable • 0.5+/- Woods
1.0+/- Non-Tillable

TRACT 6



80+/- Acres
70.2+/- Tillable • 8.6+/- Woods
1.2+/- Non-Tillable



PROPERTY LOCATION

1.5 miles west of Jefferson, IN
on the east side of CR 700
West and CR 0 NS

Washington Twp, Clinton Co

TOPOGRAPHY

Level to Gently Rolling

ZONING

A-1 Agricultural

PROPERTY TYPE

Farm, Potential Building Site
Recreational

SCHOOL DISTRICT

Clinton Prairie Schools

ANNUAL TAXES

\$6,995.24

DITCH ASSESSMENT

\$420.44

Tile Maps & Yield History are available by request

Additional information including photos are available at halderman.com.



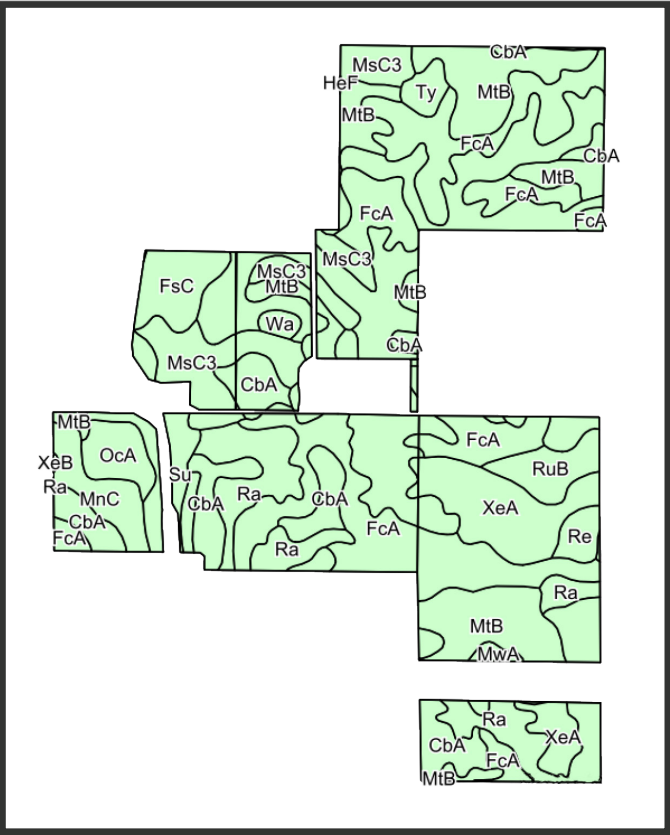
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TRACT BREAKDOWN:

236.7+/- TILLABLE • 43.2+/- WOODS • 20.25+/- PASTURE



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Ra	Ragsdale silt loam, 0 to 2 percent slopes	62.09	185	56
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	56.47	168	62
MtB	Miami-Crosby silt loam, 2 to 6 percent slopes	31.38	147	50
CbA	Camdeb variant silt loam, 0 to 2 percent slopes	19.07	155	54
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	17.19	121	41
XeA	Xenia silt loam, 0 to 2 percent slopes	15.67	154	54
Su	Sloan silt loam	6.57	150	40
FsC	Fox loam, 6 to 15 percent slopes	6.32	75	26
MnC	Miami silt loam, 6 to 12 percent slopes	5.72	138	48
RuB	Russell silt loam, 2 to 6 percent slopes	5.09	156	54
OcA	Ockley silt loam, 0 to 2 percent slopes	4.55	134	47
Re	Reesville silt loam	2.35	155	51
Ty	Treaty silt loam, 0 to 2 percent slopes	2.09	177	62
MwA	Miami-Martinsville silt loams, 0 to 2 percent slopes	1.13	127	44
Wa	Walkkill silt loam	1.11	140	40
XeB	Xenia silt loam, 2 to 4 percent slopes	0.08	156	54

WEIGHTED AVERAGE (WAPI) 159.3 53.5



ONLINE BIDDING IS AVAILABLE, visit halderman.com to place an online bid.
Please register prior to the auction. Call 800.424.2324 with any questions.