

DAY 1 | 2:00 pm ET
Wednesday, September 20th

DAY 2 | 2:00 pm ET
Thursday, September 21st

AUCTION LOCATION

Hamilton Co Fairgrounds
2003 Pleasant Street
Noblesville, IN 46060



BACKGROUND PICTURE: TRACT 21

MULTI-COUNTY AUCTION

27
TRACTS

INDIANA | MADISON CO, DELAWARE CO, TIPTON CO



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1,686.96^{+/-} total
acres
PRODUCTIVE CROPLAND



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REAL ESTATE & FARM MANAGEMENT
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TRACT BREAKDOWN - DAY 1

TRACT 1	58.63^{+/-} ACRES	56.29 ^{+/-} TILLABLE • 2.27 ^{+/-} WOODS/OTHER • 0.07 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$1,289.57		SOIL TYPES: Blount silt loam, Glynwood silt loam, Pewamo silty clay loam
TRACT 2	11^{+/-} ACRES	10.29 ^{+/-} TILLABLE • 0.23 ^{+/-} WOODS/OTHER • 0.48 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$263.98		SOIL TYPES: Pewamo silty clay loam, Glynwood silt loam, Blount silt loam
TRACT 3	35.85^{+/-} ACRES	33.51 ^{+/-} TILLABLE • 2.34 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$1,205.86		SOIL TYPES: Crosby silt loam, Mahalasville silty clay loam
TRACT 4	65.72^{+/-} ACRES	63.51 ^{+/-} TILLABLE • 2.21 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$2,855.80		SOIL TYPES: Cyclone silt loam, Crosby silt loam, Celina silt loam
TRACT 5	82^{+/-} ACRES	76 ^{+/-} TILLABLE • 3.5 ^{+/-} WOODS/OTHER • 2.5 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$3,860.00		SOIL TYPES: Cyclone silt loam, Crosby silt loam
TRACT 6	39.72^{+/-} ACRES	37.01 ^{+/-} TILLABLE • 2.71 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$1,365.80		SOIL TYPES: Crosby silt loam, Cyclone silt loam
TRACT 7	60.05^{+/-} ACRES	57.27 ^{+/-} TILLABLE • 2.78 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$1,808.98		SOIL TYPES: Brookston silty clay loam, Crosby silt loam, Blount silt loam
TRACT 8	26.63^{+/-} ACRES	24.42 ^{+/-} TILLABLE • 2.21 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$831.18		SOIL TYPES: Crosby silt loam, Brookston silty clay loam
TRACT 9	23.62^{+/-} ACRES	19.81 ^{+/-} TILLABLE • 3 ^{+/-} WOODS/OTHER • 0.81 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$702.20		SOIL TYPES: Brookston silty clay loam, Crosby silt loam
TRACT 10	124.05^{+/-} ACRES	123.95 ^{+/-} TILLABLE • 0.1 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$3,990.82		SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Miami silt loam
TRACT 11	58.85^{+/-} ACRES	**NO LONGER AVAILABLE**
ANNUAL TAXES: \$1,997.96		SOIL TYPES: Brookston silty clay loam, Crosby silt loam
TRACT 12	141.56^{+/-} ACRES	126.83 ^{+/-} TILLABLE • 14.7 ^{+/-} WOODS/OTHER • 0.03 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$4,503.02		SOIL TYPES: Brookston silty clay loam, Crosby silt loam, Celina silt loam
TRACT 13	40^{+/-} ACRES	39.64 ^{+/-} TILLABLE • 0.36 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$1,240.18		SOIL TYPES: Brookston silty clay loam, Crosby silt loam, Celina silt loam
TRACT 14	91.02^{+/-} ACRES	71.78 ^{+/-} TILLABLE • 6 ^{+/-} WOODS/OTHER • 13.24 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$2,038.00		SOIL TYPES: Glynwood silt/clay loam, Washtenaw complex, Blount silt loam
TRACT 15	53.46^{+/-} ACRES	51.67 ^{+/-} TILLABLE • 1.79 ^{+/-} NON-TILLABLE
ANNUAL TAXES: \$1,747.42		SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Miami silt loam

DAY 1 • 912.16^{+/-} ACRES • TRACTS 1-15

TRACT BREAKDOWN - DAY 2

TRACT 16 39.73+/- ACRES 38.18+/- TILLABLE • 1.55+/- NON-TILLABLE

ANNUAL TAXES: \$1,165.80

SOIL TYPES: Blount silt loam, Brookston silty clay loam, Glynwood silt loam

TRACT 17 55.43+/- ACRES 52.38+/- TILLABLE • 1.0+/- WOODS/OTHER • 2.05+/- NON-TILLABLE

ANNUAL TAXES: \$1,644.84

SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Miami silt loam

TRACT 18 50.07+/- ACRES 48+/- TILLABLE • 2.07+/- NON-TILLABLE

ANNUAL TAXES: \$1,487.00

SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Miami silt loam

TRACT 19 55.91+/- ACRES 48.95+/- TILLABLE • 1.6+/- WOODS/OTHER • 5.36+/- NON-TILLABLE

ANNUAL TAXES: \$1,557.08

SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Fox silt loam

TRACT 20 79.25+/- ACRES 52.76+/- TILLABLE • 26+/- WOODS/OTHER • 0.49+/- NON-TILLABLE

ANNUAL TAXES: \$2,637.50

SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Fox silt loam

TRACT 21 72.20+/- ACRES 68+/- TILLABLE • 4.2+/- NON-TILLABLE

ANNUAL TAXES: \$2,507.82

SOIL TYPES: Brookston silty clay loam, Crosby silt loam, Miami silt loam

TRACT 22 65.28+/- ACRES 59+/- TILLABLE • 3.0+/- WOODS/OTHER • 3.28+/- NON-TILLABLE

ANNUAL TAXES: \$1,808.98

SOIL TYPES: Crosby silt loam, Brookston silty clay loam, Celina silt loam

TRACT 23 38.8+/- ACRES 35.54+/- TILLABLE • 1.0+/- WOODS/OTHER • 2.26+/- NON-TILLABLE

ANNUAL TAXES: \$2,519.86

SOIL TYPES: Mahalasville silty clay loam, Crosby silt loam, Miami silt loam

TRACT 24 80+/- ACRES 72.92+/- TILLABLE • 4+/- WOODS/OTHER • 3.08+/- NON-TILLABLE

ANNUAL TAXES: \$2,310.00

SOIL TYPES: Brookston silty clay loam, Crosby silt loam, Miami silt loam

TRACT 25 125.68+/- ACRES 114.59+/- TILLABLE • 11.09+/- NON-TILLABLE

ANNUAL TAXES: \$7,532.00

SOIL TYPES: Brookston silty clay loam, Crosby silt loam, Miami silt loam

TRACT 26 78.25+/- ACRES 74.69+/- TILLABLE • 3.06+/- WOODS/OTHER • 0.5+/- NON-TILLABLE

ANNUAL TAXES: \$1,554.16

SOIL TYPES: Glynwood silt loam, Pewamo silty clay loam

TRACT 27 34.2+/- ACRES 28.97+/- TILLABLE • 2.5+/- WOODS/OTHER • 2.73+/- NON-TILLABLE

ANNUAL TAXES: \$804.32

SOIL TYPES: Patton silty clay loam, Del Rey sandy substratum-Crosby silt loams



VIEW DRONE FOOTAGE & MORE PHOTOS

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drone flights, photos and more
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TRACT 20 (DAY 2)

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Halderman seminars.



FARM: Bingham Farms Day 1, Gift Fund II LLC, a disregarded single-asset limited liability company of which Realty Gift Fund is the sole member.

HLS# JMW-12930 (23)

DAY 2 • 774.8+/- ACRES • TRACTS 16-27

PROPERTY LOCATION

TRACT 1 (DAY 1): along the south side of CR 1450 N and the west side of SR 9 - Boone Twp, Madison Co

TRACT 2 (DAY 1): at the southeast corner of the intersection of CR 1450 N and CR 100 W - Boone Twp, Madison Co

TRACT 3 (DAY 1): along the north side of SR 28 and along the west side of CR 600 W - Pipe Creek Twp, Madison Co

TRACTS 4 & 5 (DAY 1): at the northwest corner of the intersection of CR 1000 N and CR 775 W - Pipe Creek Twp, Madison Co

TRACT 6 (DAY 1): at the southwest corner of the intersection of CR 1300 N and CR 600 W and along the east side of SR 37 - Pipe Creek Twp, Madison Co

TRACT 7 (DAY 1): along the north side of CR 1300 N approximately 1/4 mile west of CR 125 W - Monroe Twp, Madison Co

TRACT 8 (DAY 1): along the north side of SR 28 and along the west side of Lynn Ct - Monroe Twp, Madison Co

TRACT 9 (DAY 1): along the north side of CR 900 N approximately 1/3 mile west of CR 100 W - Monroe Twp, Madison Co

TRACT 10 (DAY 1): at the end of CR 925 N approximately 1/4 mile west of CR 200 W - Monroe Twp, Madison Co

TRACT 11: **NO LONGER AVAILABLE**

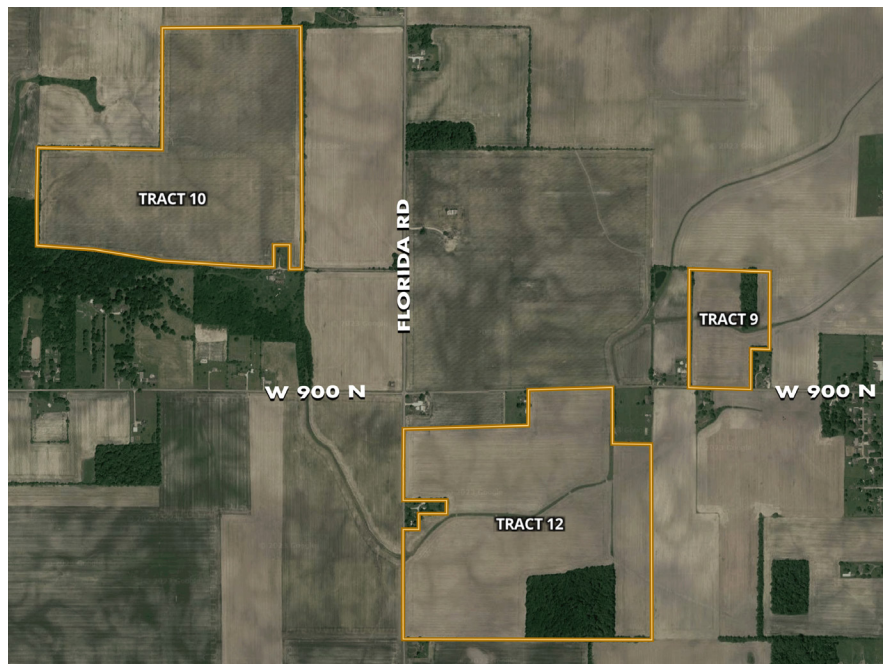
TRACT 12 (DAY 1): along the south side of CR 900 N and along the east side of CR 200 W - Monroe Twp, Madison Co

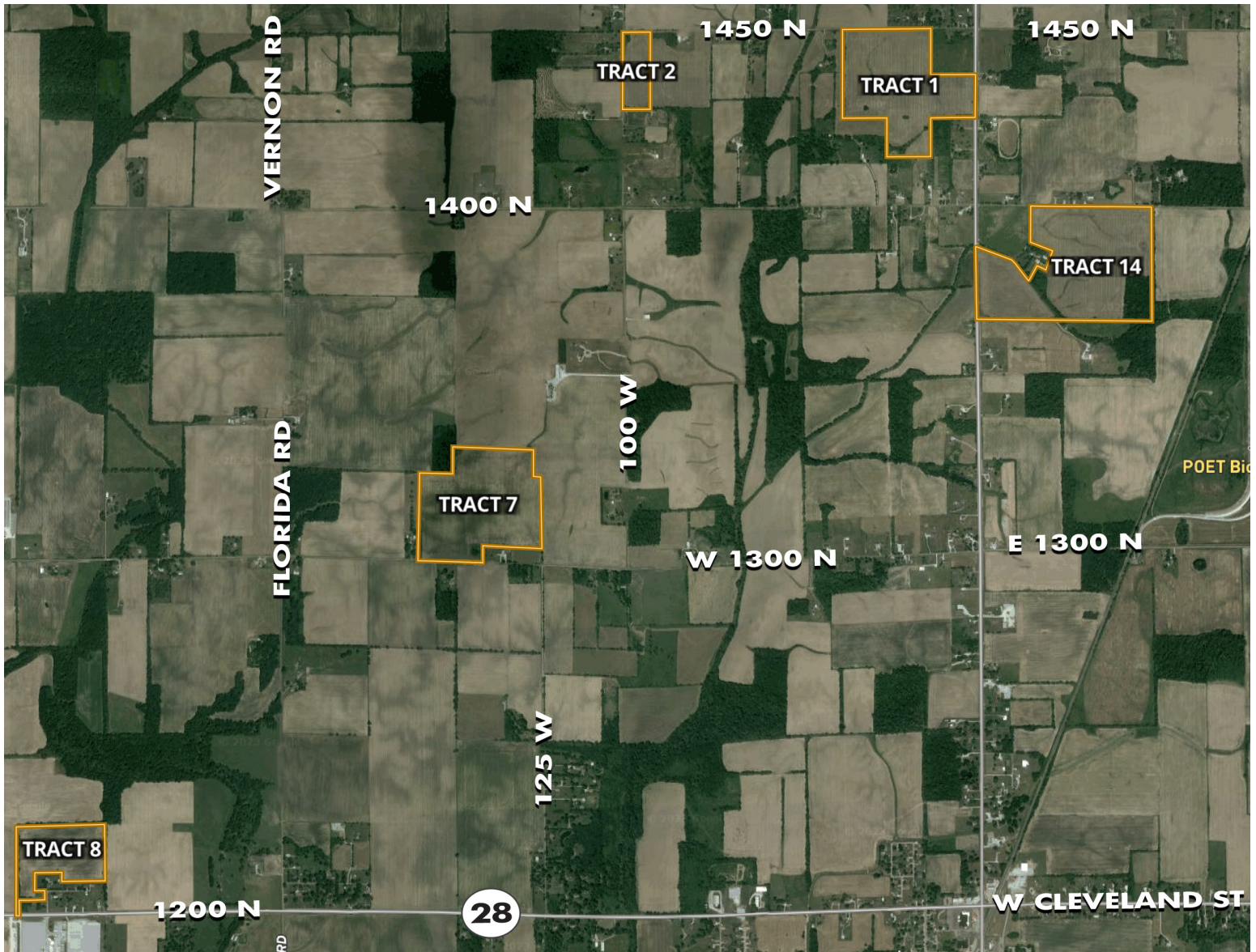
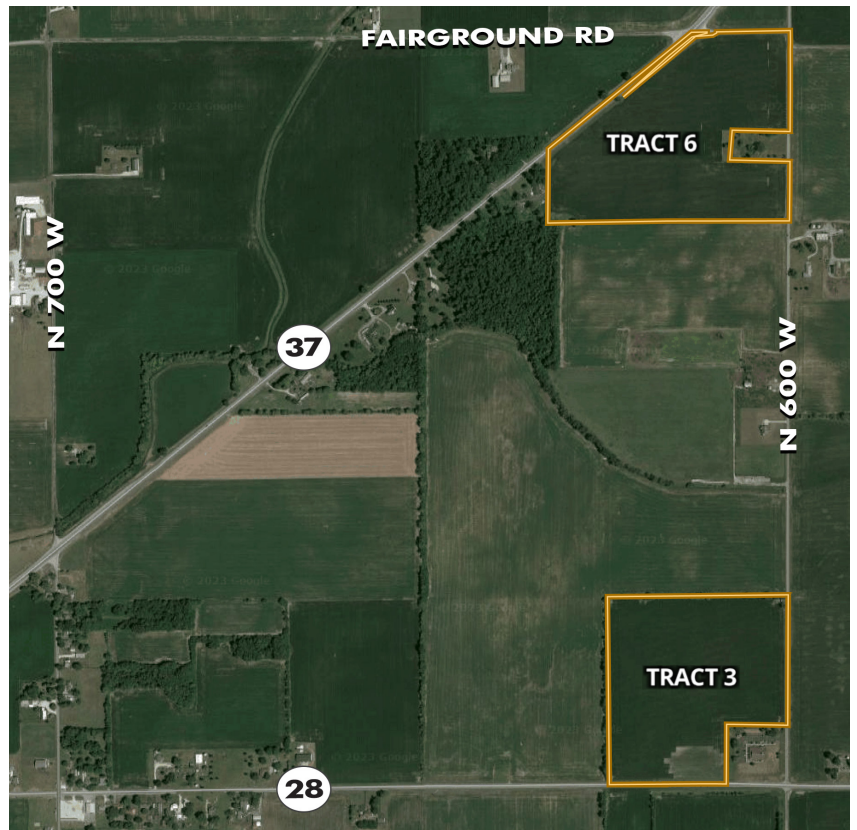
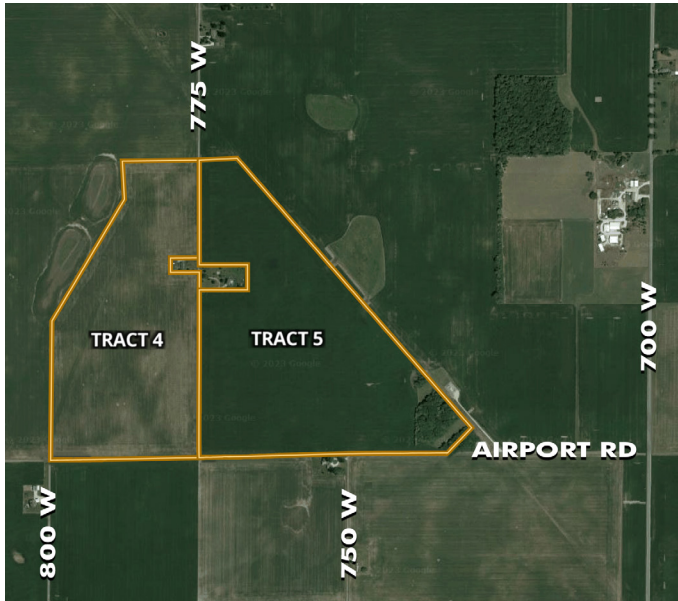
TRACT 13 (DAY 1): at the northwest corner of SR 128 and CR 100 W - Monroe Twp, Madison Co

TRACT 14 (DAY 1): along the east side of SR 9 and along the south side of CR 1400 N - Monroe Twp, Madison Co

TRACT 15 (DAY 1): at the southeast corner of the intersection of CR 100 W and CR 700 N - Lafayette Twp, Madison Co

912.16^{+/-} total acres







BACKGROUND PICTURE: TRACT 8

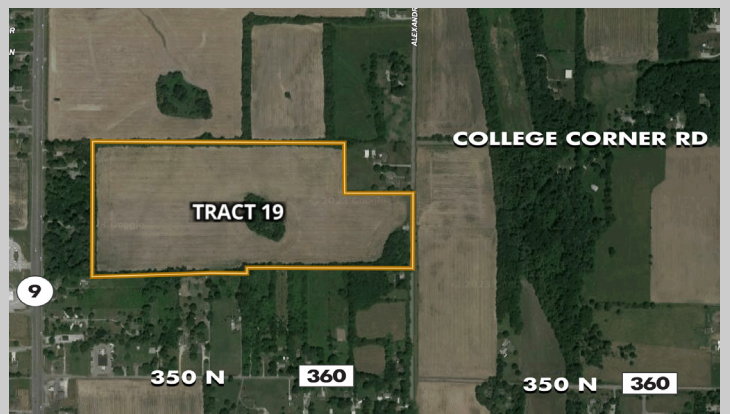
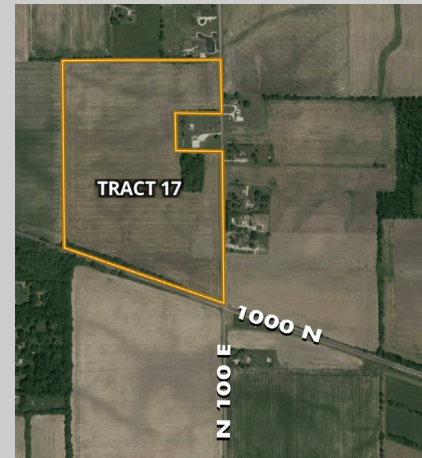
PROPERTY LOCATION

TRACT 16 (DAY 2): along the west side of CR 200 E approximately 1/2 mile south of CR 1100 N - Monroe Twp, Madison Co

TRACT 17 (DAY 2): along the west side of CR 100 E approximately 1/4 mile south of CR 1100 N - Monroe Twp, Madison Co

TRACT 18 (DAY 2): along the north side of CR 800 N approximately 3/4 mile east of SR 9 - Monroe Twp, Madison Co

TRACT 19 (DAY 2): along the west side of Alexandria Pike approximately 1/4 mile north of CR 360 N - Monroe Twp, Madison Co



TRACT 20 (DAY 2): along the south side of CR 200 N approximately 1/4 mile east of CR 200 E - Richland Twp, Madison Co

TRACT 21 (DAY 2): at the southwest corner of the intersection of CR 300 N and CR 300 E - Richland Twp, Madison Co

TRACT 22 (DAY 2): along the west side of CR 200 E approximately 1/4 mile south of CR 300 - Richland Twp, Madison Co

TRACT 23 (DAY 2): along the east side of CR 200 W approximately 1/4 mile north of CR 200 N - Lafayette Twp, Madison Co

TRACT 24 (DAY 2): at the southwest of the intersection of CR 400 N and CR 400 W - Lafayette Twp, Madison Co

TRACT 25 (DAY 2): along the south side of CR 300 N and along the east side of CR 200 W - Lafayette Twp, Madison Co

TRACT 26 (DAY 2): along south side of Bethel Ave and along the west side of CR 850 W - Harrison Twp, Delaware Co

TRACT 27 (DAY 2): along the west side of CR 1000 W approximately 1/4 mile south of SR 28 - Madison Twp, Tipton Co

774.8+/- total acres





HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

September 20th - 21st, 2:00 pm ET

1,686.96^{+/-} total acres

MULTI-COUNTY AUCTION

27
TRACTS

BACKGROUND PICTURE: TRACT 18

PRODUCTIVE CROPLAND • MADISON CO • TIPTON CO • DELAWARE CO

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction at the Hamilton County Fair Grounds in the Winks Building at 2003 Pleasant Street, Noblesville, IN 46060. On September 20, 2023, at 2:00 PM, 912.16 acres, more or less, will be offered in fifteen (15) tracts as individual units only. On September 21, 2023, at 2:00 PM, the remaining 821.3 acres, more or less, will be offered in twelve (12) tracts as individual units only. No combination bids will be accepted during this auction. 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 Jaret Wicker at (765)561-1737, Chris Peacock at (765)546-0592, Lauren Peacock at (765)546-7359 or John Miner at (765)438-2699 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 November 3, 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 2023 crop.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2023 due 2024. Buyer(s) 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: The Sellers will retain the 2023 farm income.

DEED: The Sellers will provide a Corporate Warranty Deed at closing.

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.

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.

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

