

LAFAYETTE, INDIANA

142.803^{+/-} total acres

PRIME FARMLAND | 6 TRACTS

RURAL HOME | POTENTIAL BUILDING SITES

OPEN HOUSES

Saturday, September 23, 10:00 am - 12:00 pm ET

Wednesday, September 27, 4:00 pm - 6:00 pm ET

Wednesday, October 11th | 6:30 pm ET

AUCTION

COYOTE CROSSING

5801 Augusta Blvd | West Lafayette, IN 47906



Gary Bohlander
765.794.0221
garyb@halderman.com



John Bechman
765.404.0396
jbechman@halderman.com



FARM: Phillip Miller Estate, HLS# GDB-12945 (23)

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

PRIME FARMLAND • GREAT LOCATION
HOME • POTENTIAL BUILDING SITES

TRACT 1



10+/- Acres 7.25+/- Tillable • 2.21+/- Home • 0.54+/- Roads

FROM LEFT TO RIGHT: Grain System including: (2) 11,000 bu Bins
(1) 15,000 bu Bin, (2) Holding Bins, 65' 3,000 bph leg, and 20' x 70' Drive thru Gr
30' x 60' Pole Barn • 1,134 SQ FT Brick Ranch Home • 24' x 24' Attached Garage •

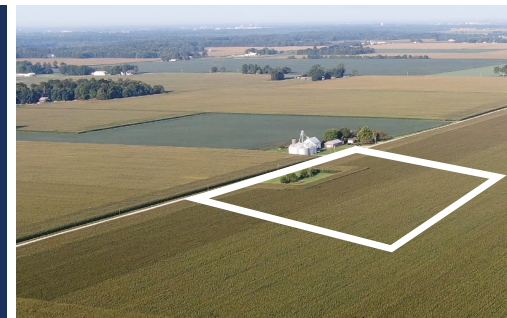
TRACT 3



11.5+/- Acres

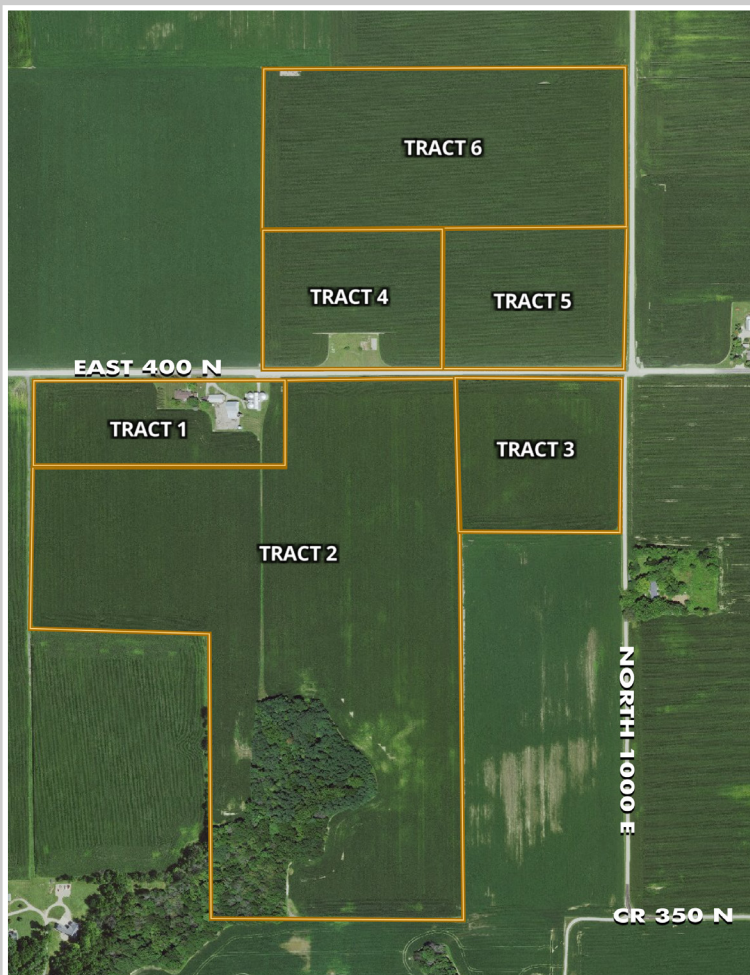
10.9+/- Tillable • 0.6+/- Roads

TRACT 4



10+/- Acres

8.83+/- Tillable • 0.89+/- Non-Tillable • 0.2



PROPERTY LOCATION

9615 E 400 N
Lafayette, IN 47906

2 miles southeast of Buck
Creek and 5 miles northeast
of Lafayette, IN and west of
the intersection of CR 400 N
and 1000 E

Tippecanoe County
Washington Twp (Tracts 1-3)
Perry Twp (Tracts 4-6)

SCHOOL DISTRICT

Tippecanoe School District

OPEN HOUSES

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ZONING

Agricultural

WATER SUPPLY

Well

PROPERTY TYPE

Farm

TOPOGRAPHY

Level to Gently Rolling

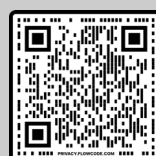
ANNUAL TAXES

\$5,847.72

DITCH ASSESSMENT

\$313.52

Additional information including photos are available at halderman.com.



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rain Shed • 39' x 42' Two Story Barn with 30' Lean-to
12' x 16' Pump House • 16' x 31' Detached Garage

TRACT 2



72.15^{+/-} Acres

62^{+/-} Tillable • 9.75^{+/-} Woods • 0.4^{+/-} Roads



TRACT 5



10^{+/-} Acres

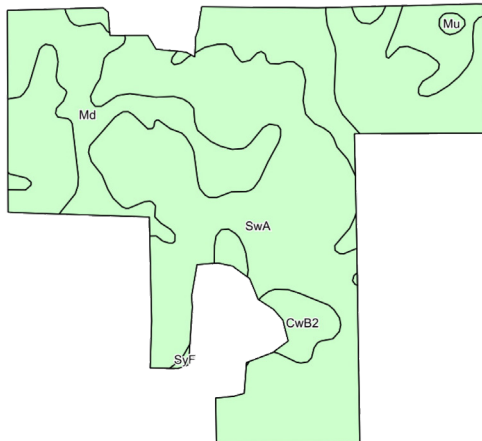
28^{+/-} Roads 9.72^{+/-} Tillable • 0.28^{+/-} Roads

TRACT 6



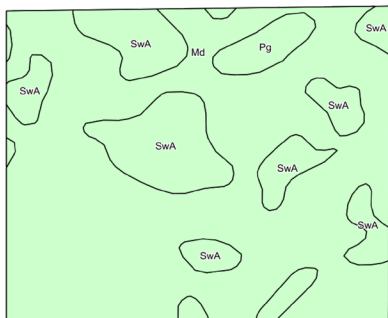
29.15^{+/-} Acres

28.87^{+/-} Tillable • 0.28^{+/-} Roads



TRACTS 1, 2, & 3

	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	54.61	155	51
Md	Mahalasville-Treaty complex	22.19	185	53
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.94	138	46
Mu	Milford silty clay loam, pothole	0.29	80	22
SyF	Strawn-Rodman complex, 18 to 50 percent slopes	0.12	--	--
WEIGHTED AVERAGE (WAPI)			162.2	51.2



TRACTS 4, 5, & 6

	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Md	Mahalasville-Treaty complex	36.12	185	53
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	11.62	155	51
Pg	Pella silty clay loam, pothole	1.41	95	26
WEIGHTED AVERAGE (WAPI)			175.3	51.8



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.

PO Box 297 • Wabash, IN 46992

COYOTE CROSSING

5801 Augusta Blvd | West Lafayette, IN 47906

October 11th | 6:30 pm ET

AUCTION

PRIME FARMLAND • POTENTIAL BUILDING SITES • HOME • TIPPECANOE CO

6 TRACTS

142.803^{+/-} 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 October 11, 2023. At 6:30 PM, 142.8 acres, more or less, will be sold at the Coyote Crossing Golf Club at 5801 Augusta Blvd, West Lafayette, IN 47906. 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 Gary Bohlander at (765)794-0221 or John Bechman at (765)404-0396 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 17, 2023. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Saturday, September 23, 2023 from 10:00 AM – 12:00 PM; Wednesday, September 27, 2023 from 4:00 AM – 6:00 PM.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights for the 2023 crop. Possession of house and outbuildings will be at closing. Possession of the grain bins will be March 31, 2024.

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.

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).

PERSONAL PROPERTY: Personal Property not included with real estate: Short grain leg, 3-phase converter & disconnect, dryer, auger from dryer to short holding bin, short holding bin, and propane gas.

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. HARMAYER, IN
Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

