

October 26th | 6:30 pm ET
AUCTION
LARGE CONTIGUOUS TRACT

8 TRACTS

267.8^{+/-} total
acres

TRACTS 1 & 2

TILLABLE • PASTURE • WOODS • ORANGE TWP • FAYETTE CO

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 26, 2023. At 6:30 PM, 267.8 acres, more or less, will be sold at the Roberts Building, at Roberts Park, 9 Park Rd, Connersville, IN 47331. This property will be offered in eight (8) 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 Rusty Harmeyer at (765) 570-8118 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 December 21, 2023, 2023. The Sellers have the choice to extend this date if necessary.

INSPECTIONS: Inspections are by appointment ONLY. Please contact Rusty Harmeyer at (765)570-8118 to set up an appointment.

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

REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of closing.

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.

FARM: Schroeder, Gates, Richardson, Christie **HLS#** RH-12950 (23)

DEED: The Sellers will provide a General 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.

BUYERS PREMIUM: There will be a 1% Buyers Premium added to the final purchase price.

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. Conduction 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

FAYETTE CO | ORANGE TWP

LARGE CONTIGUOUS TRACT
AUCTION

Thursday, October 26th | 6:30 pm ET

AUCTION LOCATION

ROBERT'S BUILDING
ROBERTS PARK
2900 Park Road
Connersville, IN 47331

TRACTS 5, 6, & 7
PICTURED IN BACKGROUND

267.8^{+/-} total
acres

8 TRACTS

TILLABLE ACREAGE • PASTURE • WOODLAND
LOCATED 3 MILES SOUTH OF GLENWOOD, IN



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**ONLINE BIDDING
IS ALSO AVAILABLE**
TO PLACE AN ONLINE BID,
download the Halderman
App or visit halderman.com.
Register prior to the auction.

800.424.2324 | halderman.com



Halderman-Harmeyer
Real Estate Services



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

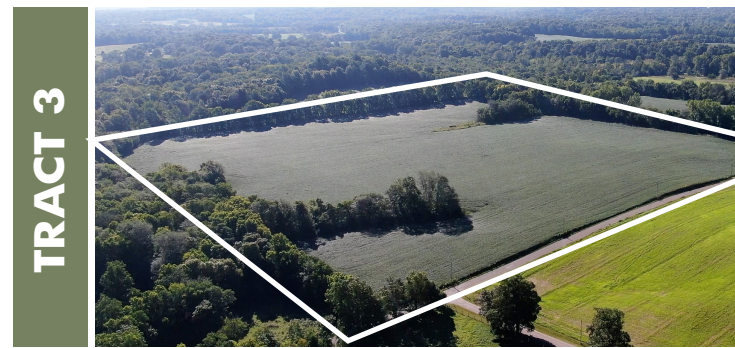




20+/- Acres
10+/- Woods • 10+/- Non-Tillable



20+/- Acres
10+/- Woods • 10+/- Tillable



40+/- Acres
All Tillable



13.5+/- Acres
12+/- Tillable • 1.5+/- Non-Tillable



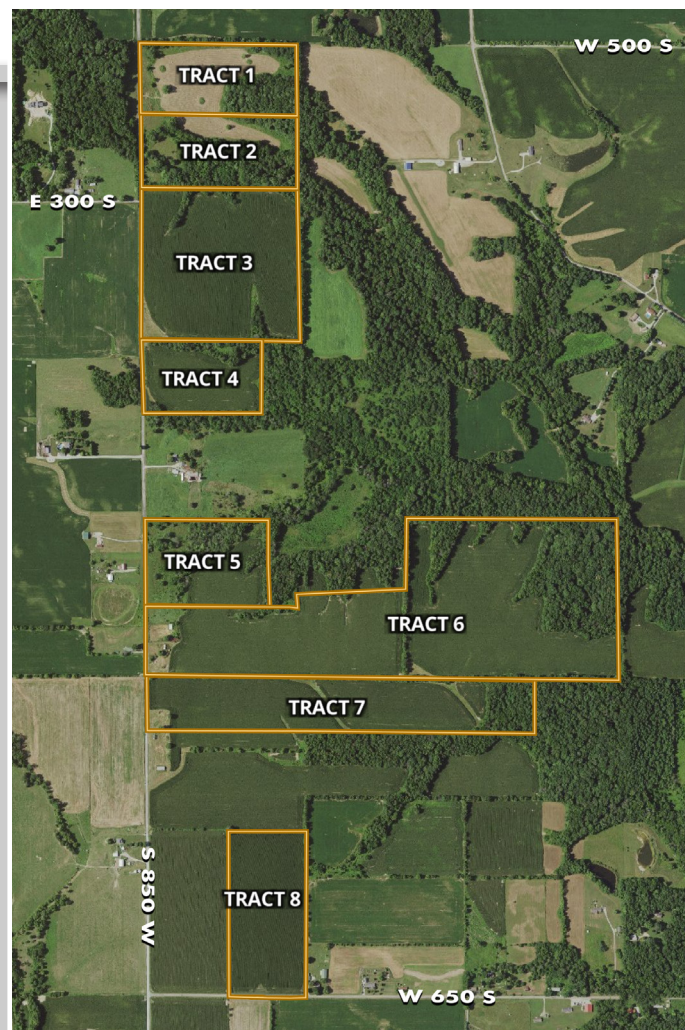
88.3[±] Acres
69[±] Tillable • 10[±] Non-Tillable
9.3[±] Woods



46.6^{+/-} Acres
32^{+/-} Tillable • 7.6^{+/-} Woods
7^{+/-} Non-Tillable



21^{+/-} Acres
All Tillable



PROPERTY LOCATION

3 miles south of Glenwood, IN near the intersection of CR 850 W and 650 S in Orange Township, Fayette County

SCHOOL DISTRICT

Fayette County School Corporation

ANNUAL TAXES

\$11,413.14

DITCH ASSESSMENT

\$105.00

TOPOGRAPHY

Level to Gently Rolling

ZONING

A-2, Agricultural

INSPECTION BY APPOINTMENT

Contact Rusty Harmeyer
at 765.570.8118



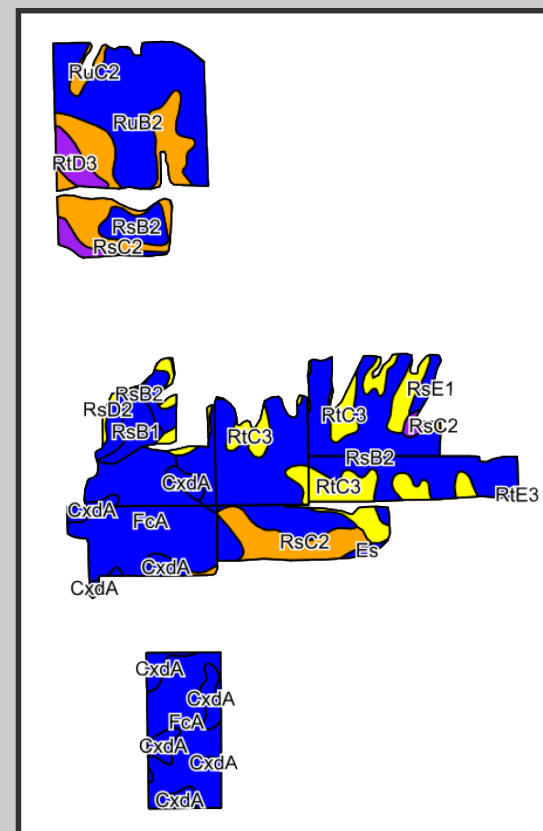
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Additional information including photos are available at halderman.com.



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	53.00	149	53
FcA	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	38.53	166	61
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	24.87	145	51
RsC2	Russell silt loams, 6 to 12 percent slopes, moderately eroded	21.19	140	49
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	17.24	135	47
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	9.97	185	65
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	4.68	120	42
RsB1	Russell silt loam, 2 to 6 percent slopes	3.15	156	54
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	1.12	135	48
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	0.92	127	44
RsD2	Russell silt loam, 12 to 18 percent slopes, moderately eroded	0.81	125	44
WEIGHTED AVERAGE (WAPI)			150.8	53.7