

PRODUCTIVE FARMLAND • TILLABLE • WOODS

INDIANA | DELAWARE CO | LIBERTY TWP

**128.04^{+/-} total
acres**

AUCTION

Thursday, November 30th | 6:30 pm ET

TRACT 1

TRACT 2

TRACT 4

4 TRACTS

AUCTION LOCATION

DELAWARE COUNTY FAIRGROUNDS

Heartland Hall | 1210 N Wheeling Ave | Muncie, IN 47303



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HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

TRACT 1



48.75^{+/-} Acres

47.87^{+/-} Tillable • 0.88^{+/-} Roads/Waste

TRACT 2



38^{+/-} Acres

35.85^{+/-} Tillable • 2.15^{+/-} Roads/Waste

TRACT 3



23.5^{+/-} Acres

23^{+/-} Tillable • 0.5^{+/-} Roads/Waste

TRACT 4



17.79^{+/-} Acres

17.49^{+/-} Woods • 0.3^{+/-} Tillable



TRACT 1 200 N ROAD

PROPERTY LOCATION

Tracts 2-4 are located in the northwest quadrant of the intersection of 200 N and 200 W, approx. 2 miles west of Selma, IN and approx. 4 miles north of Muncie, IN.

Tract 1 is located half a mile east of Tracts 2-4.

Delaware County, Liberty Township

SCHOOL DISTRICT

Liberty-Perry Community School Corporation

TOPOGRAPHY

Level to Gently Rolling

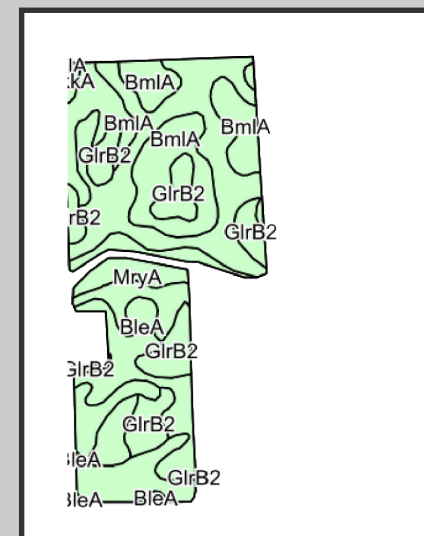
ZONING

Agricultural

ANNUAL

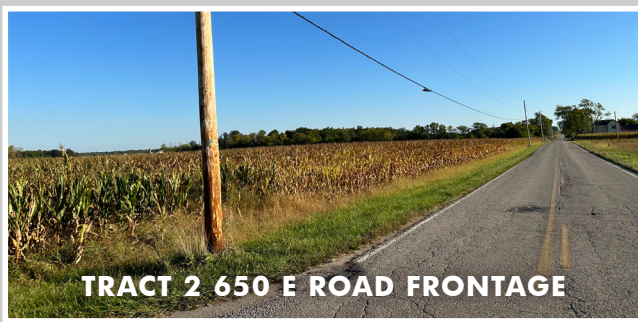
\$2,595

Additional information including photos





FRONTAGE



TRACT 2 650 E ROAD FRONTAGE



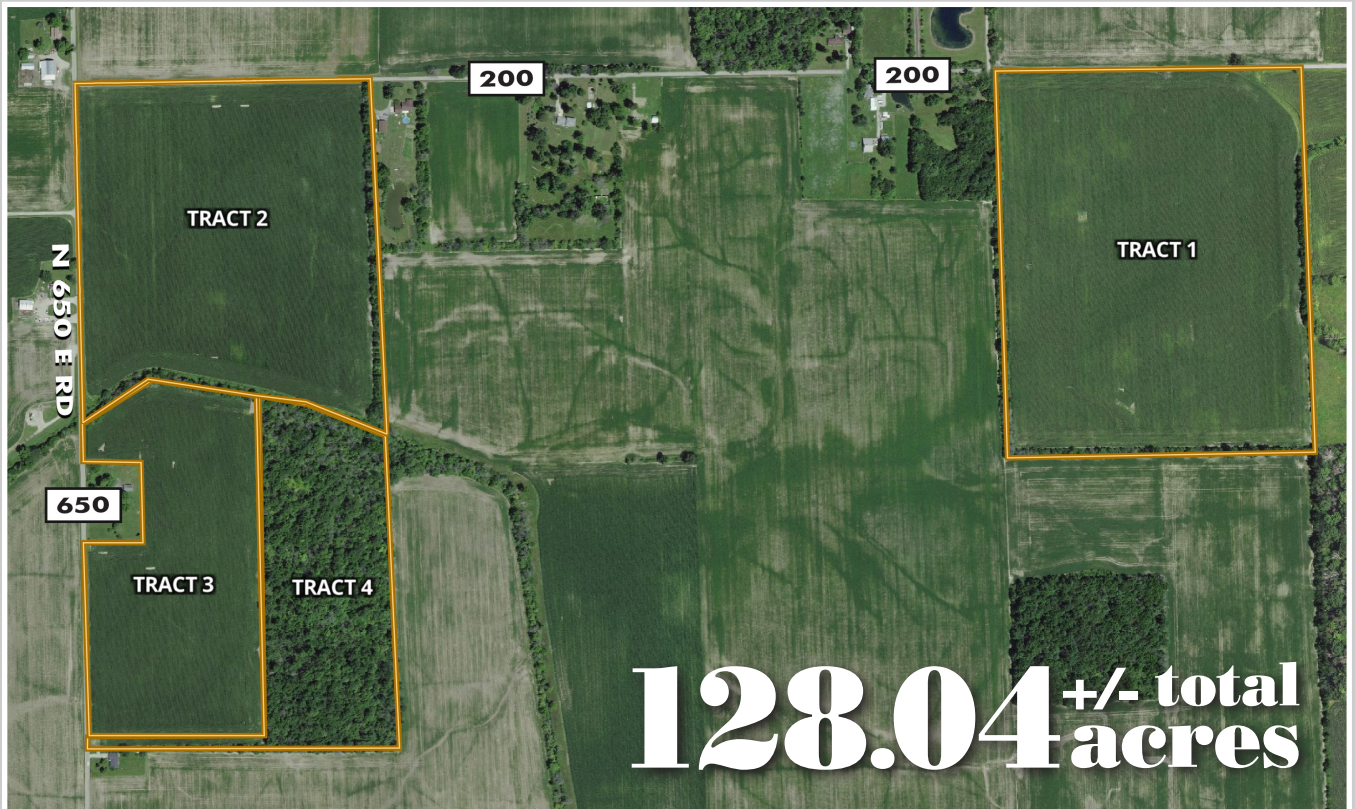
TRACT 3 650 E ROAD FRONTAGE

the southeast
on of 650 E
es N of
miles east

mile east of

Township

chool

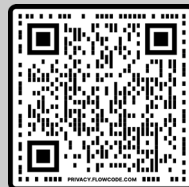


ANNUAL TAXES

1.82

DITCH ASSESSMENT

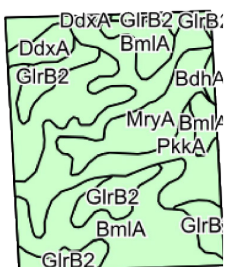
\$134.50



ONLINE BIDDING IS ALSO AVAILABLE

TO PLACE AN ONLINE BID, download the Halderman App or visit halderman.com. Please register prior to the auction.

Photos are available at halderman.com.



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Pkka	Pewamo silty clay loam, 0 to 1 percent slopes	37.69	157	47
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	32.94	141	46
GrlB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	16.95	129	44
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	9.19	171	49
BleA	Blount silt loam, 0 to 2 percent slopes	8.55	140	45
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	1.78	151	51
BdhAH	Bellcreek silty clay loam, 0 to 1 percent slopes frequently flooded, brief duration	0.37	138	36
WEIGHTED AVERAGE (WAPI)			147.4	46.3

Delaware County Fairgrounds



4 TRACTS

Thursday, November 30th | 6:30 pm ET
AUCTION

PRODUCTIVE FARMLAND • 128.04 +/- ACRES

LOCATED NEAR SELMA & MUNCIE, IN

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 30, 2023. At 6:30 PM, 128.04 acres, more or less, will be sold at the Heartland Hall, 1210 N Wheeling Ave, Muncie, IN 47303. This property will be offered in four (4) 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 Chris Peacock at 765-546-0592 or Lauren Peacock at 765-546-7359 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 January 15, 2024. 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 real estate taxes will be prorated to the date of closing.

DITCH ASSESSMENT: The ditch assessment will be prorated to the date of closing.

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 General Warranty Deed at closing.

FARM: Carolyn Shroyer Estate HLS# CCP-12965 (23)

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

