



PO Box 297 • Wabash, IN 46992

PLEVNA IMPLEMENT
7960 CR E 400 N | Kokomo, IN 46901

December 6th | 6:30pm ET

AUCTION

QUALITY FARMLAND • HOME • 3.5 MILES NORTH OF GREENTOWN, IN

4 TRACTS

229.45^{+/-} 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 December 6, 2023. At 6:30 PM, 229.45 acres, more or less, will be sold at Plevna Implement, 7960 County Rd E 400 N, Kokomo, IN 46901. 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 Jim Clark at (765)659-4841, Sam Clark at (317)442-0251, AJ Jordan at (317)697-3086, Larry Jordan at (765)473-5849, or John Miner at (260)563-8888 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 26, 2024. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

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.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU1000277, HRES IN Lic. #AC69200019

DEED: The Sellers will provide a Trustee'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).

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.



GREENTOWN, INDIANA

QUALITY FARMLAND AUCTION

Wednesday, December 6th | 6:30pm ET

TRACT 1 AND TRACT 2



TRACT 3



TRACT 4



229.45^{+/-} total acres

HOWARD COUNTY | 4 TRACTS

TILLABLE ACREAGE | HOME



Sam Clark
317.442.0251
samc@halderman.com



Jim Clark
765.659.4841
jimc@halderman.com



Larry Jordan
765.473.5849
lj@halderman.com



John Miner
765.438.2699
johnm@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com **FARM: Powell Family Trust, HLS# SFC-12961 (23)**

AUCTION LOCATION

PLEVNA IMPLEMENT

7960 CR E 400 N

Kokomo, IN 46901



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



39.25+/- Acres
35.8+/- Tillable • 3.45+/- Non-Tillable

40+/- Acres
39+/- Tillable • 1.0+/- Non-Tillable

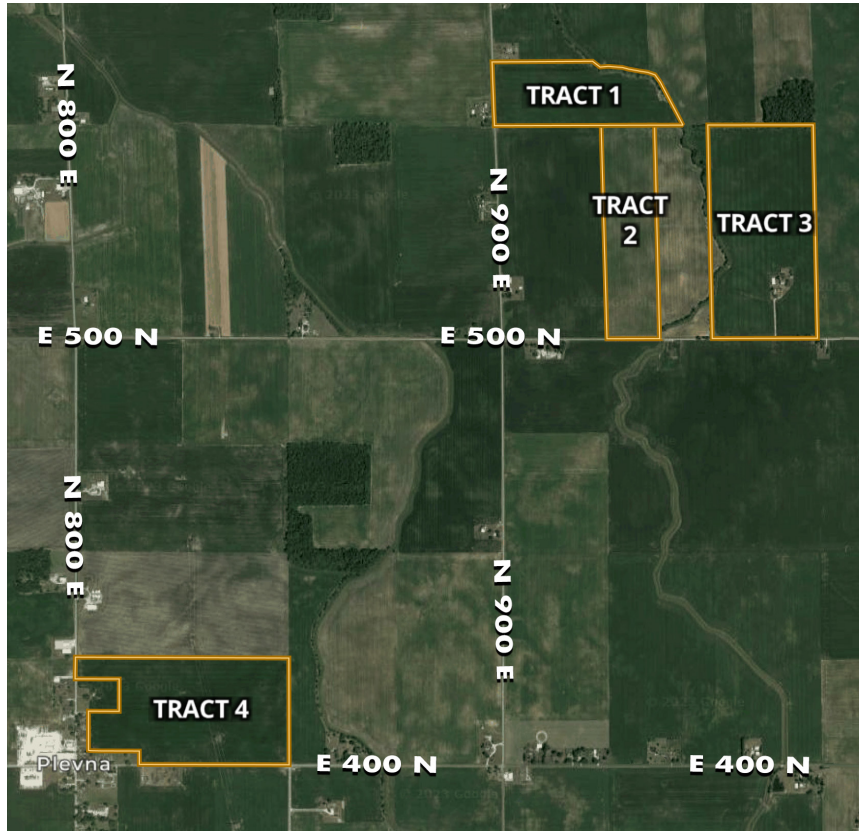
PICTURED ABOVE: Tract 1 and Tract 2

80+/- Acres 74.4+/- Tillable
3.3+/- Non-Tillable • 2.3+/- Home

2,040 SQ FT 4 Bed, 1 Bath Home
20' x 22' Detached Garage
40' x 80' Pole Barn • (3) Ancillary Barns



70.2+/- Acres
69.3+/- Tillable • 0.9+/- Non-Tillable



PROPERTY LOCATION

9646 E 500 N
Greentown, IN 46936

3.5 miles north of Greentown,
IN along CR 400 N and CR
500 N in Howard County,
Liberty Twp

SCHOOL DISTRICT

Eastern Howard Schools

PROPERTY TYPE

Farm

Additional information including photos are available at halderman.com.



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ZONING

Agricultural

TOPOGRAPHY

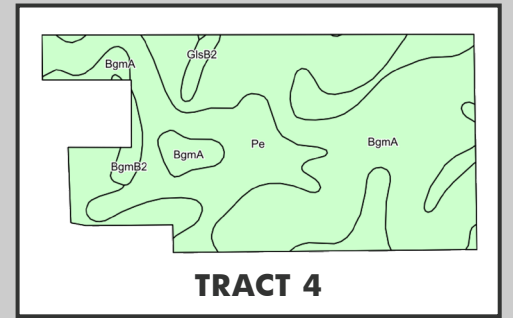
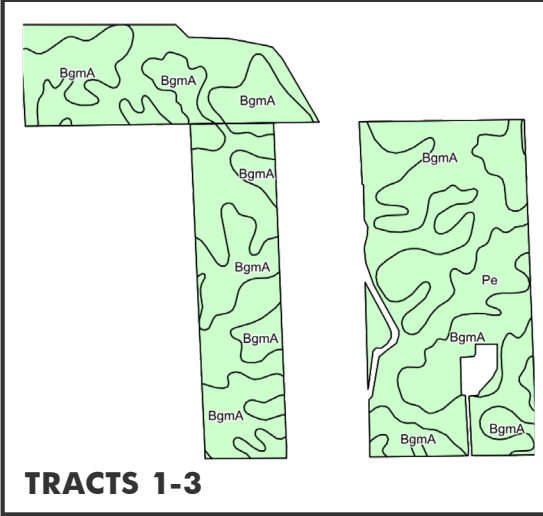
Level

ANNUAL TAXES

\$9,905.26

DITCH ASSESSMENT

\$1,863.47



TRACT 1

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BgmA Blount silt loam, ground moraine, 0 to 2 percent slopes	17.94	141	45
Pe Pewamo silty clay loam, 0 to 1 percent slopes	17.87	157	47
WEIGHTED AVERAGE (WAPI)		149	46

TRACT 2

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BgmA Blount silt loam, ground moraine, 0 to 2 percent slopes	20.18	141	45
Pe Pewamo silty clay loam, 0 to 1 percent slopes	18.84	157	47
WEIGHTED AVERAGE (WAPI)		148.7	46

TRACT 3

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BgmA Blount silt loam, ground moraine, 0 to 2 percent slopes	38.03	141	45
Pe Pewamo silty clay loam, 0 to 1 percent slopes	36.41	157	47
WEIGHTED AVERAGE (WAPI)		148.8	46

TRACT 4

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BgmA Blount silt loam, ground moraine, 0 to 2 percent slopes	43.65	141	45
Pe Pewamo silty clay loam, 0 to 1 percent slopes	23.63	157	47
BgmB2 Blount silt loam, ground moraine, 1 to 4 percent slopes	1.10	137	44
GlsB2 Glynwood silt loam, ground moraine, 2 to 6 percent slopes	0.93	128	44
WEIGHTED AVERAGE (WAPI)		146.2	45.7



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.