

LARGE CONTIGUOUS BLOCK OF TILLABLE LAND • FAYETTE CO

SEALED BID AUCTION

Bids due Tuesday, December 12th by 3:00 pm ET

EXCELLENT SOILS • RESTORED HISTORICAL HOME • POLE BUILDING

PROPERTY LOCATION

3984 W CR 700 N
Milton, IN 47357

1 mile east of Bentonville, IN
in Posey Twp, Fayette Co

OPEN HOUSES

Monday, November 27
from 4:00 pm - 5:00 pm ET

Sunday, December 3
from 1:00 pm - 2:00 pm ET

SOIL INFORMATION

Fincastle silt loam, Brookston
silty clay loam, Birkbeck silt
loam, Cyclone silty clay loam,
Russell silt loam, Reesville silt
loam, Fox silt loam

WAPI: 160.8 corn bu
54.1 soybeans bu

ZONING

A-2 Agricultural

SCHOOL DISTRICT

Fayette County School
Corporation

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$7,400.84

WATER SUPPLY

Well

UTILITIES

REMC (*electricity*)

Natural Gas Well (*heat*)
with propane furnace backup

194.35^{+/-} total acres

177.79^{+/-} Tillable • 4.85^{+/-} Pasture
4.61^{+/-} Woods • 4.11^{+/-} Home • 2.99^{+/-} Roads

HOME: 2,797^{SQ FT} • 4 Beds • 1 Bath
24' x 28' Detached Garage

40' x 80' x 18' Pole Barn (*Built in 2022*)
with concrete floor • 6,500 bu Grain Bin

1% BUYER'S PREMIUM



Additional information including a drone flight and photos are available at halderman.com.

Bid packets will be provided upon request via email and must be completed via the purchase agreement in the bidder's packet. All bids must be submitted via:

EMAIL: rustyh@halderman.com, chrisp@halderman.com, lauren@halderman.com

OR **MAIL:** Rusty Harmeyer, 1621 S Base Road, Rushville, IN 46173

Deadline for all bids is 3:00 pm ET on Tuesday, December 12, 2023.



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



Rusty Harmeyer

765.570.8118

rustyh@halderman.com



Chris Peacock

765.546.0592

chrisp@halderman.com



Lauren Peacock

765.546.7359

lauren@halderman.com

SELLER: Richard L. Jr
& Jaime L. Pflum Home
Farm, **HLS# RH-12974**



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

Bids due Tuesday, December 12th by 3:00 pm

SEALED BID AUCTION



194.35+/- ACRES • TILLABLE • WOODS • HOME • POLE BARN • MILTON, IN

Terms and Conditions

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ OR DO NOT UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer 194.35 acres more or less, located in Posey Township, Fayette County, by sealed bid auction on December 12, 2023. Bids must be received no later than 3:00 PM EST that day. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. The auctioneer will settle any disputes as to bids and their decision will be final.

BID FORMAT: Bid packets will be provided upon request outlining the procedures and will include a purchase agreement. All bids must be received by Rusty Harmeyer, Chris Peacock or Lauren Peacock of Halderman Real Estate at 1621 S. Base Road Rushville, IN. 46173 Bids may also be received by email to rustyh@halderman.com, chrisp@halderman.com, lauren@halderman.com. All bids must be received by 3:00 PM EST. on December 12, 2023.

Buyer's Premium: There will be a 1% Buyer's Premium (BP) added to the final accepted bid to determine the final selling price.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: There will be no survey unless required for clear title. If the existing legal description is not sufficient to obtain marketable title, a survey will be completed, the cost of which will be shared equally between the Buyer and the Seller. The Seller will choose the type of survey to be completed and warrant that it will be sufficient to provide marketable title for the property. 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.

TERMS OF SALE: 10% of the bid down upon acceptance of the bid with the balance due at closing. The down payment must be in the form of personal check, cashier's check, corporate check or wire transfer.

YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Seller reserves the right to accept or reject any and all bids for any reason. All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. The top 5 bids will be contacted on the 12th by 4:00 P.M. and given the opportunity to submit another offer if they choose. **ONLY THE TOP 5 OFFERS WILL BE CONTACTED AND OFFERED AN OPPORTUNITY TO SUBMIT HIGHEST AND BEST OFFER, THAT OFFER WILL NEED TO BE RECEIVED BY 4:30, DECEMBER 12th, 2023.** The successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

CLOSING: The closing MUST take place on or before December 29th, 2023.

POSSESSION: Possession of the land will be at closing.

Possession of the home & buildings will be March 1, 2024.

No personal property included or propane included with the sale of the real estate.

REAL ESTATE TAXES: The real estate taxes will be pro-rated to date of closing.

NO CONTINGENCIES: This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies.

DEED: The Seller will provide a Warranty Deed at closing.

TITLE: The Seller 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.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer(s).

PERSONAL PROPERTY: No personal property is included in the sale of the real estate. This includes but is not limited to, ditch pumps, hunting blinds, and equipment on site at the time of inspection.

AGENCY: Halderman Real Estate Services and their representatives, are exclusive agents of the Seller.

CONDITION OF PROPERTY: Property is sold in 'AS IS, WHERE IS' condition. Halderman Real Estate Services, Inc, the Seller nor their representatives, agents, or employees make no express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding on the subject property. Further, Seller disclaims any and all responsibility for prospects safety during any physical inspection of the property. No party shall be deemed an invitee by virtue of the offer of the property for sale. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Halderman Real Estate Services, Inc. or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Halderman Real Estate Services, Inc. and their Agents and their Representatives from any and all claims, damages or suits including but not limited to awards, judgments, costs, fees, etc.

AERIAL PHOTOS, IMAGES AND DRAWINGS: For illustration purposes only and not surveyed boundary lines unless specified.

DISCLAIMER: All information included herein was derived from sources believed to be correct, but is not guaranteed.

NEW DATA, CORRECTIONS, and CHANGES: Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOU, THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

AUCTION CONDUCTED BY: HRES IN Auct. Lic. #AC69200019

