

DELAWARE CO FAIRGROUNDS
1210 N Wheeling Ave | Muncie, IN 47308

January 18th | 6:30 pm ET

AUCTION

7 TRACTS

PRODUCTIVE FARMLAND • FARMSTEAD: HOME, OUTBUILDINGS, PASTURE, POND
INCOME OPPORTUNITY: APARTMENT COMPLEX • POTENTIAL BUILDING LOTS

107.329^{+/-} total acres

DELAWARE COUNTY

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on January 18, 2024. At 6:30 PM, 107.329 acres, more or less, will be sold at the Delaware County Fairgrounds, Heartland Building, at 1210 North Wheeling Avenue, Muncie, IN 47308. This property will be offered in seven (7) tracts as individual units, tracts 1 and 2 cannot be in combinations with other tracts and will only be offered as individual units, tracts 3-7 can be in combinations with each other. 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, Lauren Peacock at (765)546-7359, AJ Jordan at (317)697-3086, or Larry Jordan at (765)473-5849 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.

BUYER'S PREMIUM: The buyer's premium is 1% of the purchase price.

CLOSING: The closing shall be on or before February 28, 2024. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Sunday, December 17, 2023 from 1:00 PM – 2:00 PM at the farm, and 2:30 - 3:30 PM at the apartment complex; Wednesday, January 3, 2024 from 4:00 PM – 5:00 PM at the farm, and 5:30 PM - 6:30 PM at the apartment complex.

POSSESSION: Possession of land will be at closing. Possession of the farm buildings and apartment complex will be 45 days after closing.

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.

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.

CO-BROKER FEE: A 1% co-broker fee will be paid to participating agent(s) per terms explained in the following. To receive a commission as a buyer's agent, participating agents must make initial contact with Halderman Real Estate Services Inc on behalf of their buyer. Participating agents must also handle all communication on behalf of his/her buyer. The agent must also complete a broker participation form with Halderman Real Estate Services Inc. upon initial contact.

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.

BID RIGGING: Bid Rigging is a Federal Felony. Auctioneer will report illegal activity by any person to the FBI for investigation and prosecution. Title 15, Section 1 of the U.S. Code makes any agreement amongst potential bidders not to bid against one another, or to otherwise dampen bidding illegal. The law provides for fines of up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment for up to 10 years.

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

DELAWARE CO, IN | SALEM & MT. PLEASANT TWP

Thursday, January 18th | 6:30 pm ET

AUCTION

DELAWARE COUNTY FAIRGROUNDS - HEARTLAND HALL
1210 N Wheeling Ave | Muncie, IN 47308



TRACT 2



TRACT 3



TRACT 3

PRODUCTIVE FARMLAND • POTENTIAL BUILDING LOTS
INCOME OPPORTUNITY: APARTMENT COMPLEX • HOME



Chris Peacock
765.546.0592
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Lauren Peacock
765.546.7359
lauren@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com



Larry Jordan
765.473.5849
lj@halderman.com



28.78+/- Acres*
All Tillable

*TRACT 1 CAN'T BE COMBINED WITH OTHER TRACTS



0.2+/- Acres*
Apartment Complex

5,346 SQ FT Well-Maintained Complex including:
(6) 2 Bed, 1 Bath Apartments
with 60' x 20' Car Shed

*TRACT 2 CAN'T BE COMBINED WITH OTHER TRACTS



5.01+/- Acres

2.5+/- Pasture • 2.01+/- Farm • 0.5+/- Roads/Waste

1.5 Story Dwelling with 3 Beds & 1 Bath
56' x 40' Shop w/12' x 32' Attached Lean-to
40' x 38' Cattle Barn • 12' x 13' Milkhouse
14' x 24' Livestock Shelter • 28' x 36' Bank Barn
36' x 22' Bank Barn w/36' x 15' Attached Lean-to



29.119+/- Acres

26.949+/- Pasture • 2.171+/- Pond



29.47+/- Acres

24.26+/- Tillable • 4.71+/- Roads/Waste
0.5+/- Woods

6.38+/- Acres

6.25+/- Tillable • 0.13+/- Roads/Waste

8.37+/- Acres

8.25+/- Tillable • 0.12+/- Roads/Waste

PROPERTY LOCATION

Tract 1: north of Daleville Road on the north end of S Hickory Lane in Daleville, IN in Salem Twp, Delaware Co

Tract 2: on the northwest corner of the intersection of Plum Street and SR 32 in Yorktown, IN in Mt. Pleasant Twp, Delaware Co

9500 W Smith Street, Yorktown, IN 47396

Tracts 3-7: on the east side of CR 800 W in Daleville, IN in Salem Twp, Delaware Co
7090 S CR 800 W, Daleville, IN 47334

OPEN HOUSES

December 17, 2023 from 1 pm - 2 pm ET (Tracts 3-7)
and 2:30 pm - 3:30 pm ET (Tract 2)

January 3, 2024 from 4 pm - 5 pm ET (Tracts 3-7)
and 5:30 pm - 6:30 pm ET (Tract 2)

ZONING

Tract 1: Business, Tract 2: Heritage Mix,
Tracts 3-7: Agricultural

PROPERTY TYPE

Farm, Potential Building Sites, Commercial

SCHOOL DISTRICT

Tracts 1, 3-7: Daleville Community School Corp.
Tract 2: Yorktown Community Schools

TOPOGRAPHY

Gently Rolling

1% BUYER'S PREMIUM

ANNUAL TAXES

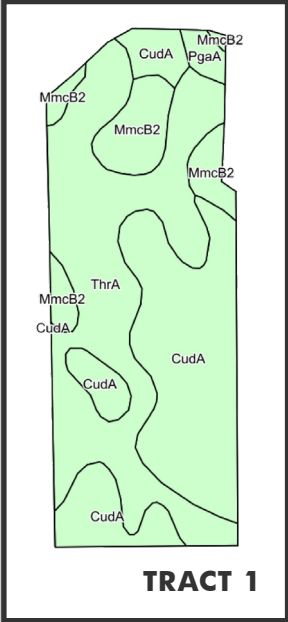
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DITCH ASSESSMENT

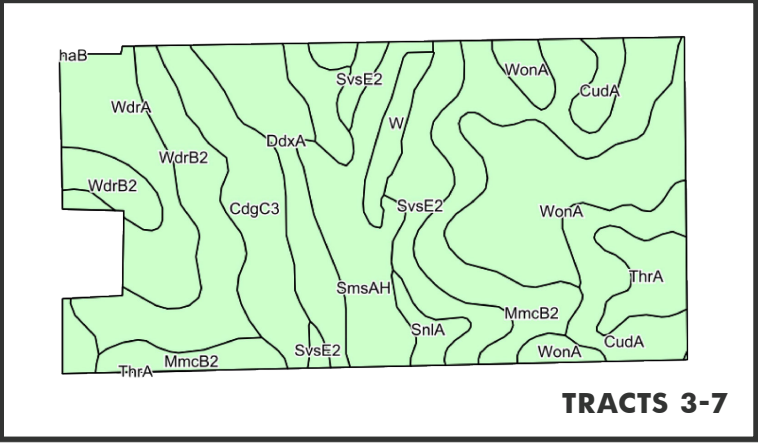
\$200.28

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TRACT 1



TRACTS 3-7

TRACT 1

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	12.83	181	64
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	12.03	142	52
MmcB2	Miami loam, 2 to 6 percent slopes, eroded	3.33	140	49
PgaA	Pella silty clay loam, 0 to 1 percent slopes	0.51	173	49

WEIGHTED AVERAGE (WAPI) 159.8 57

TRACTS 3-7

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
MmcB2	Miami loam, 2 to 6 percent slopes, eroded	11.80	140	49
WonA	Williamstown silt loam, 0 to 2 percent slopes	11.35	145	51
WdrB2	Wawaka silt loam, 2 to 6 percent slopes, eroded	9.31	140	49
CdgC3	Casco sandy clay loam, 6 to 15 percent slopes, severely eroded	7.94	109	37
WdrA	Wawaka silt loam, 0 to 2 percent slopes	7.44	145	51
SmsAH	Sloan silt loam, 0 to 2 percent slopes, frequently flooded	6.50	147	40
SvsE2	Strawn-Belmore loams, 15 to 30 percent slopes, eroded	5.88	106	36
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	5.64	142	52
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	5.47	151	51
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	2.44	181	64
W	Water	1.57		
SniA	Southwest silt loam, 0 to 1 percent slopes	1.07	163	48

WEIGHTED AVERAGE (WAPI) 135.7 46.3



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.

Additional information including photos are available at halderman.com.