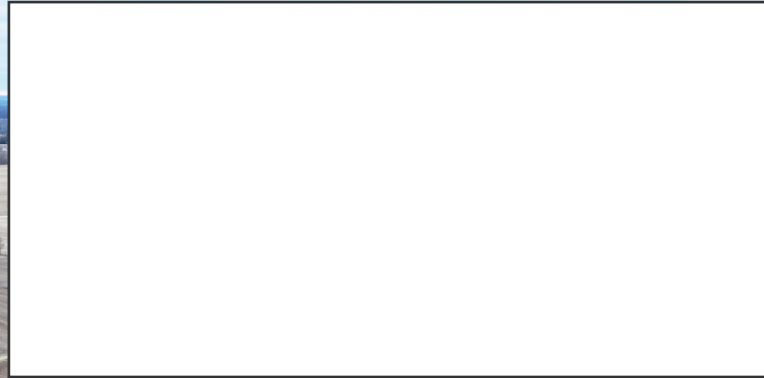


March 20th, 2:00 pm - 6:00 pm



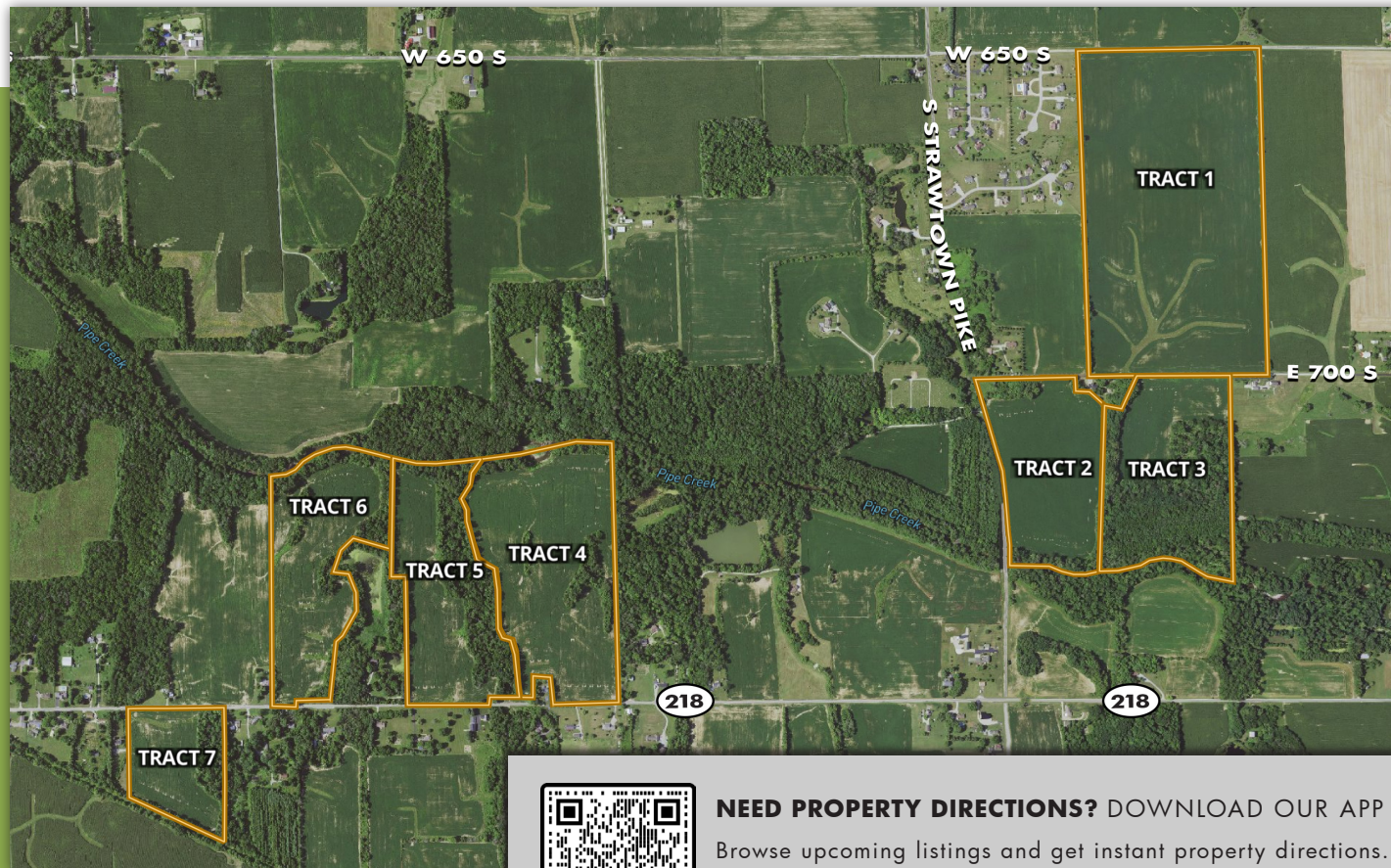
ONLINE AUCTION

at halderman.com

7 TRACTS

287.097^{+/-} total acres

TILLABLE FARMLAND • WOODS • MIAMI COUNTY, INDIANA



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TILLABLE FARMLAND • WOODS

INDIANA | MIAMI CO

WASHINGTON TWP

ONLINE AUCTION

at halderman.com

Wednesday, March 20th | 2:00 pm - 6:00 pm ET



7 TRACTS

287.097^{+/-} total acres

224.14^{+/-} TILLABLE • 55.15^{+/-} WOODS



Larry Jordan
765.473.5849
lj@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

FARM: Turner Farm, HLS# LWJ-12988 (24)

PROPERTY LOCATION

Washington Twp, Miami Co

6 miles south of Peru, IN
1-3 miles east of Bunker Hill, IN

TRACTS 1-3: Near the intersection
of 650 S and S Strawtown
Pike; along 700 S

TRACTS 4-7: Along SR 218

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Maconaquah School Corporation

ZONING

Agricultural

SOIL TYPES

Blount silt loam, Glynwood silt &
clay loam, Pewamo silty clay loam,
Fox silt loam, Shoals silt loam,
Morley silty clay loam

Weighted Average Productivity
Index (WAPI):

TRACT 1: 136.6 corn bu,
43.1 soybeans bu

TRACT 2: 113.3 corn bu,
36.6 soybeans bu

TRACT 3: 107.3 corn bu,
36 soybeans bu

TRACT 4: 126.2 corn bu,
38.1 soybeans bu

TRACT 5: 117.6 corn bu,
35.7 soybeans bu

TRACT 6: 119.4 corn bu,
35.4 soybeans bu

TRACT 7: 137 corn bu,
45.2 soybeans bu

ANNUAL TAXES

\$4,451.56

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

TRACT 1



87.39+/- Acres

86.7+/- Tillable • 0.69+/- Other

TRACT 3



37.117+/- Acres

24.33+/- Woods • 11.74+/- Tillable
1.047+/- Other

TRACT 5



35.5+/- Acres

20.8+/- Tillable • 12.72+/- Woods
1.98+/- Other

TRACT 7



16.06+/- Acres

12.07+/- Tillable • 3.85+/- Woods
0.14+/- Other

TRACT 2



28+/- Acres

24.71+/- Tillable • 2.62+/- Woods
0.67+/- Other

TRACT 4



51.5+/- Acres

43.49+/- Tillable • 5.94+/- Woods
2.07+/- Other

TRACT 6



31.53+/- Acres

24.63+/- Tillable • 5.69+/- Woods
1.21+/- Other

287.097+/- total
acres



SCAN TO REGISTER
FOR THE AUCTION

TO PLACE A BID, visit
halderman.com. Please
register prior to the auction.

TERMS AND CONDITIONS

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY
PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ
AND 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:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: March 20,
2024 @ 2:00 PM EST; Bidding closes: March 20, 2024 @ 6:00 PM EST
(*See AUCTION END TIMES).

UPON CONCLUSION OF THE AUCTION: 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. The successful bidders will be emailed a Real Estate
Contract to print and is required to fully and correctly complete and properly
sign without any modifications. Bidders are to return the completed, signed
contract to Halderman Real Estate Services, Inc. by email, fax or delivered
in person by 4:00 PM of the day following the auction. Along with the
completed, signed contract, the Winning Bidders will be required to send the
specified non-refundable earnest money deposit as stated in the real estate
terms. This non-refundable earnest money deposit will be held in escrow
until closing and that amount will then be credited to the Buyer(s) as part
of the purchase price of the property. Wire transfer instructions and escrow
agreement forms will be provided to the Buyer(s) along with the contract after
the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract
and earnest money deposit by 4:00 PM the day after the auction will be
considered in default. Such default by the Successful Bidder will result in that
Bidder's liability to both the Seller and Halderman Real Estate Services, Inc.
Seller shall have the right to (a) declare this contractual agreement cancelled
and recover full damage for its breach, (b) to elect to affirm this contractual
agreement and enforce its specific performance or (c) Seller can resell the
property either publicly or privately with Halderman Real Estate Services, Inc.
and in such an event, the Buyer shall be liable for payment of any deficiency
realized from the second sale plus all costs, including, but not limited to the
holding costs of the property, the expenses of both sales, legal and incidental
damages of both the Seller and Halderman Real Estate Services, Inc. In
addition, Halderman Real Estate Services, Inc. also reserves the right to
recover any damages separately from the breach of the Buyer.

Both the Successful Bidder and Seller shall indemnify Halderman Real
Estate Services, Inc. for and hold harmless Halderman Real Estate Services,
Inc. from any costs, losses, liabilities, or expenses, including attorney fees
resulting from Halderman Real Estate Services, Inc. being named as a party
to any legal action resulting from either Bidders or Sellers failure to fulfill any
obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

• TERMS OF SALE: 10% earnest deposit down with the executed contract,
balance due at closing. Your purchase is not subject to financing.

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

• DATE OF CLOSING: Closing will occur on or before May 10, 2024.

• POSSESSION: Possession will be at the completion of the 2024 crop
harvest.

• REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2023 due
2024. Buyer 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.

• 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 as agreed to by bidders at registration prior to
bidding.

• 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: Buyer(s) will receive credit at closing for the 2024 crop
income in the amount of \$275 per tillable acre based on the tillable acres in
the tract(s) purchased.

• DEED: The Sellers will provide a 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.

• 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. is the Agent and
Representative of the Seller.

• 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.

• 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.

BIDDING AND REGISTRATION INFORMATION

BIDDER VERIFICATION: Bidding rights are provisional, and if identity
verification is questionable, Halderman Real Estate Services, Inc. has the
right to reject the registration, and bidding activity will be terminated. The
Seller and Halderman Real Estate Services, Inc. reserve the right to preclude
any person from bidding if there is any question as to the person's credentials,
mental fitness, etc. Bidders agree to keep their username and password
confidential as they are responsible for ANY and ALL activity involving their
account. If the registered bidder's user name is offensive to Halderman Real
Estate Services, Inc. or in their sole opinion detrimental to Bidding Activity,
then Halderman Real Estate Services, Inc. reserves the right to delete the
bidder from bidding or unilaterally change the username with notification to
the Bidder. When using the web site you must obey any and all local, state
and federal laws. Violations will result in termination of web site use privileges.

**AUCTION END TIMES: Halderman Real Estate Services, Inc. online
only auctions are timed events and all bidding will close at specified time.
However, our auctions also have what is called an 'Auto Extend' feature.
Any bid placed within the final 5 minutes of an auction results in the auction
automatically extending 5 additional minutes. The bidding will extend in 5
minute increments from the time the last bid is placed until there are no more
bids, and the lots sit idle for 5 minutes. Therefore, the auction will not close
until all bidding parties are satisfied and no one can be outbid at the last
second without having another opportunity to bid again.

TECHNICAL ISSUES: In the event there are technical difficulties related to the
server, software, internet or any other online auction-related technologies,
Halderman Real Estate Services, Inc. reserves the right to extend bidding,
continue the bidding, or close the bidding. Neither the company providing the
software, nor Halderman Real Estate Services, Inc. shall be held responsible
for a missed bid or the failure of the software to function properly for any
reason.

CONDUCT OF THE AUCTION: The minimum bid increase will be \$5,000.
Halderman Real Estate Services, Inc. reserves the right to reject any and
all bids for any reason and also reserves the right to cancel this auction, or
remove any item or lot from this auction prior to the close of bidding. All
decisions of Halderman Real Estate Services, Inc. are final.

YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING
AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL
AGREEMENT BETWEEN YOURSELF AND BOTH 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: RUSSELL D. HARMEYER, IN
Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

TILLABLE FARMLAND • WOODS • MIAMI COUNTY, IN