

**INDIANA, HENDRICKS CO | FRANKLIN TWP**  
**548.17+/- ACRES • 4 TRACTS • LOCATED NEAR HWY 40**

# 2 SEALED BID **AUCTIONS**

**BIDS DUE**  
**Thursday, June 27<sup>th</sup>**  
**by 5:00 pm ET**  
**to the Halderman**  
**Main Office**

**TRACT 1: NICE HOME IN PRIVATE SETTING OVERLOOKING LAKE**  
**EXCELLENT CROPLAND • PASTURE • LARGE BARN • GRAIN STORAGE**

**TRACTS 2-4: QUALITY FARMLAND • NICE HOME IN RURAL SETTING**

**QUESTIONS?** As always, Todd will be available for any property questions. Visit [halderman.com](http://halderman.com) or contact either the Halderman Main Office or Todd Litten for a bid packet.



**Todd Litten**  
812.327.2466  
[todd1@halderman.com](mailto:todd1@halderman.com)

**HALDERMAN MAIN OFFICE**  
1700 N Cass St, Wabash, IN 46992  
800.424.2324 | [halderman.com](http://halderman.com)



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

CLOSE  
PROXIMITY TO  
**HWY 40**



## PROPERTY LOCATION

TRACT 1: is in 2 locations, part of 4656 Tudor Road, Stilesville, IN and part north of Hwy 40 on S CR 625 W.

TRACTS 2-4: north of Hwy 40 at 7584 S CR 550 W, Stilesville, IN  
Franklin Township, Hendricks County

## TOPOGRAPHY

Level to Gently Rolling

## UTILITIES

Electric

## ANNUAL TAXES

2023 pay 2024

## ZONING

A-1 Agricultural

## ELECTRICITY

Duke Energy

## DITCH ASSESSMENT

Buyer pays 2024

## OPEN HOUSES

Wednesday, May 29, 2024 from 4:00 PM - 6:00 PM ET

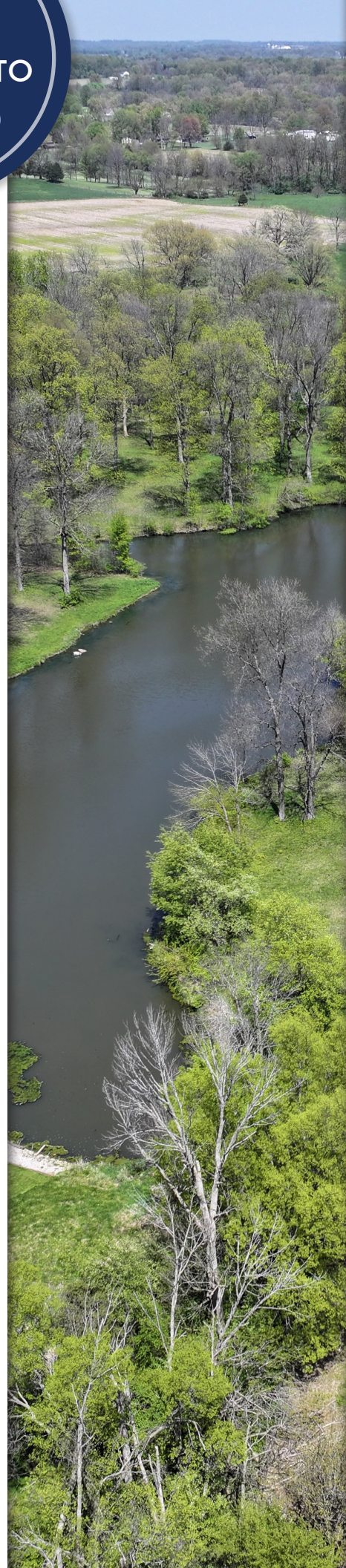
Monday, June 10, 2024 from 4:00 PM - 6:00 PM ET

Additional information including photos are available at [halderman.com](http://halderman.com).



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## TRACT 1 (2 LOCATIONS)



**344.4<sup>+/-</sup> Acres\*** 255.4<sup>+/-</sup> Tillable • 46.5<sup>+/-</sup> Pasture • 25<sup>+/-</sup> Woods  
9<sup>+/-</sup> Lake with Boathouse • 2<sup>+/-</sup> Home/Outbuildings • 6.5<sup>+/-</sup> Other



3,876 SQ FT 1.5 Story Frame Home including:  
3 Beds, 3 Baths, and an Attached 2 Car  
Garage (Approx. Built 1977)



96' x 150' Pole Barn & 5 Grain Bins

## TRACT 2



**83.2<sup>+/-</sup> Acres\***

78.8<sup>+/-</sup> Tillable • 4.4<sup>+/-</sup> Non-Tillable

## TRACT 3



**106.5<sup>+/-</sup> Acres\***

92<sup>+/-</sup> Tillable • 13<sup>+/-</sup> Woods • 1.5<sup>+/-</sup> Other

## TRACT 4



**14<sup>+/-</sup> Acres\***

8.25<sup>+/-</sup> Tillable • 2<sup>+/-</sup> Woods • 1.0<sup>+/-</sup> Other  
2.75<sup>+/-</sup> Home/Outbuildings

1,776 SQ FT Frame Home including: 3 Beds, 2 Baths, LP  
Gas Heat, Central A/C, Well, Septic and an Unfinished  
Basement.

32' x 60' Pole Barn (Approx. Built 1960)

48' x 106' Pole Barn (Approx. Built 1975)

\*An easement for access to Tract 3 will be across Tract 4 AND an easement to Tract 1 will be across the west side of Tract 2.

## WEIGHTE

|                                |              |             |
|--------------------------------|--------------|-------------|
| <b>WEIGHTED AVERAGE (WAPI)</b> | <b>149.8</b> | <b>51.2</b> |
|--------------------------------|--------------|-------------|

# ES • OUTBUILDINGS

|                         | ACRES        | CORN      | SOYBEANS |
|-------------------------|--------------|-----------|----------|
| s,                      | 31.37        | 124       | 44       |
| n                       | 3.97         | 100       | 35       |
| <b>D AVERAGE (WAPI)</b> | <b>121.3</b> | <b>43</b> |          |

|                         | ACRES        | CORN        | SOYBEANS |
|-------------------------|--------------|-------------|----------|
| s,                      | 70.72        | 124         | 44       |
| frequently flooded      | 6.91         | 125         | 43       |
| 2 percent slopes        | 3.12         | 168         | 62       |
| eroded                  | 2.36         | 152         | 53       |
| t slopes                | 0.12         | 187         | 54       |
| <b>D AVERAGE (WAPI)</b> | <b>126.6</b> | <b>44.9</b> |          |

|                         | ACRES        | CORN        | SOYBEANS |
|-------------------------|--------------|-------------|----------|
| s,                      | 55.18        | 124         | 44       |
| s                       | 15.03        | 155         | 51       |
|                         | 8.23         | 175         | 49       |
|                         | 7.90         | 145         | 51       |
| frequently flooded      | 5.67         | 125         | 43       |
| eroded                  | 4.91         | 140         | 49       |
| s, severely eroded      | 2.66         | 126         | 44       |
| es, severely eroded     | 1.18         | 110         | 38       |
| eroded                  | 0.60         | 142         | 49       |
| <b>D AVERAGE (WAPI)</b> | <b>135.2</b> | <b>46.1</b> |          |

|                         | ACRES        | CORN        | SOYBEANS |
|-------------------------|--------------|-------------|----------|
| eroded                  | 6.56         | 142         | 49       |
| o 2 percent slopes      | 3.75         | 154         | 51       |
| es, severely eroded     | 2.25         | 110         | 38       |
| s                       | 1.61         | 155         | 51       |
| s, frequently flooded   | 1.26         | 124         | 44       |
| <b>D AVERAGE (WAPI)</b> | <b>140.1</b> | <b>47.7</b> |          |

## 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 two farms totaling 548.17 total acres in Hendricks County at Dual Sealed Bid Auctions. James & Wanda Ray Farms, Inc. will offer their corporate stock shares. The corporation owns 344.4 acres more or less, and will be offered in one (1) tract. Additionally, 203.77 acres more or less, will be offered in three tracts (Tracts 2-4) by the Karen J. Simmons Trust and Kristie A. Hopkins Trust. Bids for these sealed bid auctions must be received no later than June 27, 2024 at 5:00 PM EST. 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. HRES will offer these parcels as individual tracts only, there will be no combinations. **BID OFF:** The sellers reserve the right to offer the top two bidders the opportunity to raise their bid, in hopes to be the high bidder, via communication with the selling broker. Final sale decisions will be made and successful bidders will be notified by 12:00 PM EST on Monday, July 1, 2024. 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 (not postmarked) by US MAIL to PO Box 297, Wabash, IN 46792; hand delivered to Todd Litten at 8259 N Mt Tabor Road, Ellettsville, IN 47429-9206; or emailed to haldermanauction@halderman.com. If emailed, ask for confirmation of receipt. All bids must be received by 5:00 PM EST on June 17, 2024.

**TRACT BREAKDOWN:** Tract 1 is in 2 locations, part at 4656 Tudor Road, Stilesville and part north of Highway 40 on S County Road 625 W. Tracts 2-4 are located north of Highway 40 at 7584 S County Road 550 W, Stilesville, IN.

**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 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.

**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. **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 successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

**CLOSING:** The closing shall be on or before July 31, 2024. The Seller has the choice to extend this date if necessary.

**POSSESSION:** Possession of the buildings will be at closing. Possession of the land will be at closing, subject to the tenant's rights to the 2024 crop.

**FARM INCOME:** The fall cropland rental payment for the James & Wanda Ray Farms, Inc. (Tract 1) due November 1, 2024 will go to the buyer of the corporation. There is no pasture rental income. The buyer of Tracts 2 and 3 will receive a prorated share of the 2024 farm income. The buyer of Tract 4 will not receive any farm income.

**REAL ESTATE TAXES:** The Sellers will pay 2023 taxes due

and payable in 2024. 2024 taxes due and payable in 2025 will be prorated to the day of closing.

**DITCH ASSESSMENT:** 2024 ditch assessments will be prorated to the day of closing.

**OPEN HOUSES:** Wednesday, May 29 from 4:00 PM – 6:00 PM and Monday, June 10, 2024 from 4:00 PM – 6:00 PM

**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.

**Transfer Documents:** The Seller will provide a transfer of shareholder stock certificates for the James & Wanda Ray Farms, Inc. (Tract 1) at closing. Buyer(s) of Tracts 2-4 will receive a Trustee's Deed at closing.

**TITLE:** The Seller will provide an Owner's Title Insurance Policy for Tracts 2 - 4 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. The buyer of the James & Wanda Ray Farms, Inc. (Tract 1), will receive the results of a title search

**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.

**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.

**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 up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment of up to 10 years. Don't take the chance.

**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 Lic. #AC69200019



**HLS#TML-13008 (24)**



HALDERMAN  
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

Bids due June 27<sup>th</sup> by 5:00 pm ET

# 2 SEALED BID AUCTIONS

548.17<sup>+/-</sup> ACRES • FARMLAND • (2) HOMES • OUTBUILDINGS

HENDRICKS CO, FRANKLIN TWP

## How to bid?

**SELLERS:** James & Wanda Ray Farms, Inc (AUCTION 1: TRACT 1) and Karen Simmons Trust/Kristie Hopkins Trust (AUCTION 2: TRACTS 2-4). These sealed bid auctions will be conducted simultaneously.

To request a **bidder's packet**, visit [halderman.com](http://halderman.com) or contact the Halderman Main Office (800.424.2324) or Todd Litten (812.327.2466, [toddl@halderman.com](mailto:toddl@halderman.com))

Bids must be completed via the purchase agreement in the bidder's packet and submitted via:

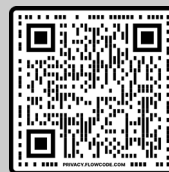
**MAIL OR IN-PERSON:**

Halderman Real Estate  
1700 N Cass Street, Wabash, IN 46992

Deadline for all bids is 5:00 pm ET on Thursday, June 27, 2024.

**BUYERS CAN PLACE A SEALED BID EITHER BY:**

- INDIVIDUAL PARCEL (NO COMBINATIONS)
- ENTIRE 548.17<sup>+/-</sup> ACRES



**SCAN FOR ADDITIONAL AUCTION DETAILS**

View additional photos, drone footage, and details regarding this upcoming auction.