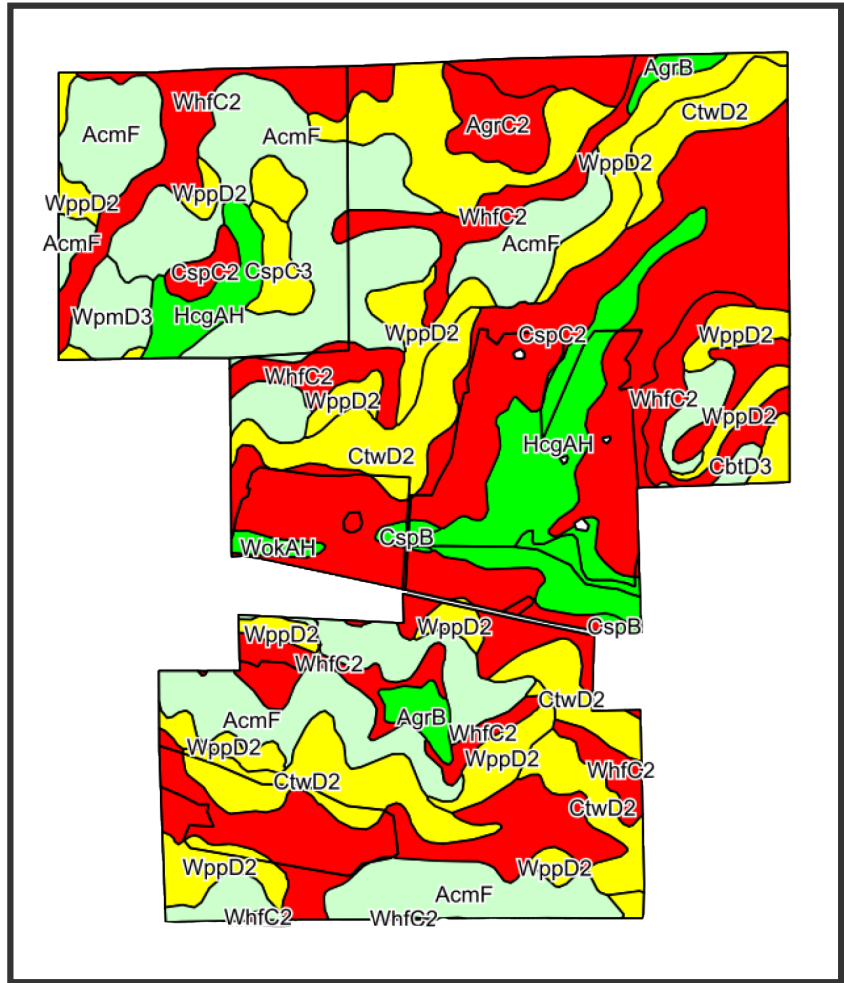


907.5+/- ACRES • 14 TRACTS • PAOLI, IN • ORANGE COUNTY



PROPERTY LOCATION
2082 E State Road 56
Paoli, IN 47454

2 miles east of Paoli along
both sides of SR 56 in Paoli
Township, Orange County.

OPEN HOUSE

Wednesday, July 24, 2024
from 4:00 PM - 6:00 PM ET

TOPOGRAPHY
Gently Rolling to Rolling

SCHOOL DISTRICT
Paoli Community Schools

ZONING
A-1 Agricultural

UTILITIES
Electric

ANNUAL TAXES
\$11,718.02

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CspC2	Crider silt loam, 6 to 12 percent slopes, eroded	229.20	139	57
AcmeF	Adyeville-Wellston silt loams, 18 to 50 percent slopes	214.20	4	2
WppD2	Wellston-Adyeville-Ebal silt loams, 12 to 18 percent slopes, eroded	125.29	94	33
WhfC2	Wellston silt loam, 6 to 12 percent slopes, eroded	106.58	119	42
CtwD2	Crider-Caneyville silt loams, 12 to 18 percent slopes, eroded	95.95	99	35
HcgAH	Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	69.26	120	42
AgrC2	Apalona-Zanesville silt loams, 6 to 12 percent slopes, eroded	14.71	117	41
WpmD3	Wellston-Ebal-Adyeville complex, 12 to 18 percent slopes, severely flooded	11.57	84	29
CspC3	Crider silt loam, 6 to 12 percent slopes, severely eroded	11.52	128	45
AgrB	Apalona-Zanesville silt loams, 2 to 6 percent slopes	9.46	134	47
CspB	Crider silt loam, 2 to 6 percent slopes	3.44	160	60
WokAH	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.24	125	43
CbtD3	Caneyville-Crider complex, 12 to 18 percent slopes, severely eroded	2.28	77	27

WEIGHTED AVERAGE (WAPI) 90.9 34.2

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297 • Wabash, IN 46992

**ORANGE COUNTY 4-H FAIRGROUNDS
COMMUNITY CENTER**
1075 Sandy Hook Road | Paoli, IN 47454

AUGUST 7th | 6:30 pm ET
AUCTION

SPECTACULAR VIEWS • CROPLAND • TIMBER • CATTLE • POTENTIAL HOME SITES



907.5+/- ACRES
14 TRACTS

INDIANA
ORANGE CO
PAOLI TWP

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 7, 2024. At 6:30 PM, EST. 907.5 acres, more or less, will be sold at the Orange County Fairgrounds Community Bldg, Paoli, IN. This property will be offered in fourteen (14) 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 Todd Litten at 812-327-2466, at least two days prior to the sale.

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

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, a 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: Seller will retain the 2024 farm income.

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.

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.

DEED: The Sellers will provide a Corporate 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: Tract 1 has an easement along/into the driveway for Tract 2. Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

CLOSING: The closing shall be on or before November 1, 2024. The Sellers have the choice to extend

this date if necessary.

POSSESSION: Possession of land will be at closing, subject to tenant's lease through 2024. Possession of the buildings will be at closing subject to lease.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2023 due 2024. The 2024 pay 2025 real estate taxes will be prorated to the day of closing. Buyer(s) will be given a credit at closing for the 2024 real estate taxes due 2025 and will pay all taxes beginning with the spring 2025 installment and all taxes thereafter.

DITCH ASSESSMENTS: N/A.

OPEN HOUSE: Wednesday, July 24, 2024 from 4:00 PM – 6:00 PM

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. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. 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

INDIANA | ORANGE CO, PAOLI TWP



TRACT 4



TRACT 12 AND 14

907.5+/- ACRES • 14 TRACTS
CROPLAND • TIMBER • CATTLE • POTENTIAL HOME SITES

Wednesday, August 7th | 6:30 pm ET

AUCTION

ORANGE CO 4-H FAIRGROUNDS COMMUNITY CENTER
1075 Sandy Hook Road | Paoli, IN 47454



Todd Litten
812.327.2466
toddl@halderman.com



**SCAN TO REGISTER
FOR THE AUCTION**
TO PLACE A BID, visit
halderman.com. Please
register prior to the auction.



FARM: Meadowview, Inc, HLS# TML-13017 (24)

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

SPECTACTULAR SCENIC PROPERTY FEATURING: CROPLAND • TIMBER • CATTLE • POLE BARN
MULTIPLE PANORAMIC VIEWS FOR POTENTIAL HOMES SITES • 907.5+/- TOTAL ACRES • 14 TRACTS



TRACT 1

93.75+/- Acres 40+/- Pasture • 30+/- Hay/Cropland • 20+/- Woods
2.75+/- Building Site • 1.0+/- Other

40' x 76' Pole Barn • 32' x 32' and 30' x 30' Pole Barns for Equipment, Cattle or Hay

*Mobile home featured in above picture has been removed from property.
PLEASE NOTE: Tract 1 has an easement along/into the driveway for Tract 2.



TRACT 2

125+/- Acres
85+/- Tillable • 24+/- Pasture • 12+/- Woods
2.0+/- Building Site • 2.0+/- Other

PLEASE NOTE: Tract 1 has an easement along/into the driveway for Tract 2.



TRACT 3

120+/- Acres
95+/- Woods • 25+/- Pasture



TRACT 4

132+/- Acres
85+/- Woods • 45+/- Pasture
2.0+/- Building Site



TRACT 5

7.5+/- Acres
3.5+/- Woods • 3.0+/- Pasture
1.0+/- Building Site



TRACT 6

9+/- Acres
5+/- Pasture • 3+/- Woods
1.0+/- Building Site



TRACT 7

5+/- Acres
2.0+/- Pasture • 2.0+/- Woods
1.0+/- Building Site



TRACT 8

6.5+/- Acres
4.5+/- Pasture • 1.0+/- Woods
1.0+/- Building Site



TRACT 9

83+/- Acres
80+/- Woods • 2.0+/- Pasture
1.0+/- Building Site



TRACT 10

65.5+/- Woods



TRACT 11

3.8+/- Building Site



TRACT 12

136+/- Acres
75+/- Woods • 60+/- Pasture
1.0+/- Building Site



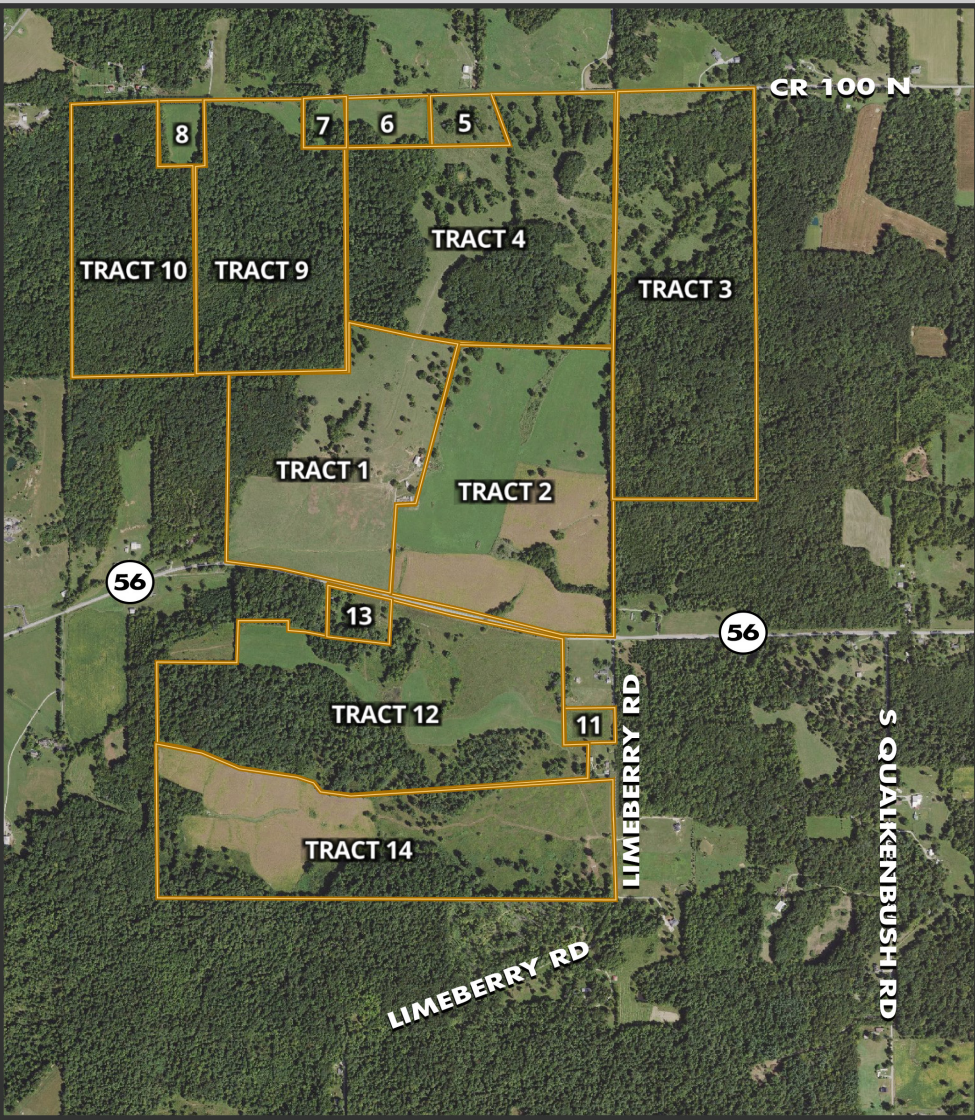
TRACT 13

5+/- Building Site



TRACT 14

115.5+/- Acres
50+/- Pasture • 34.3+/- Woods
31.2+/- Tillable



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