

Bids due September 10th by 5:00 pm

SEALED BID AUCTION

PRODUCTIVE FARMLAND • 138.79^{+/-} ACRES • 2 TRACTS

MADISON CO, IN
ADAMS TWP

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 SUBMITTING A SEALED BID FOR THE PROPERTY OR THE SHARES, 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 AND THOSE CONTAINED IN THE PURCHASE AGREEMENT SUBMITTED WITH THEIR BID:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer 138.79 acres, more or less in 2 tracts in Adams Township, Madison County. The property will be offered as individual tracts or as a whole farm. Bids for this sealed bid auction must be received no later than Tuesday, September 10, 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 this parcel as a whole farm. Final sale decisions will be made and the successful bidder will be notified by 12:00 PM EST on Friday, September 13, 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 real estate purchase agreement. All bids must be received (not postmarked) by US MAIL to PO Box 297, Wabash, IN 46992; hand delivered to Brandon Stroble, 1700 N Cass St, Wabash, IN 46992; or emailed to haldermanauction@halderman.com. If emailed, ask for confirmation of receipt. All bids must be received by 5:00 PM EST on September 10, 2024.

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(s) 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 October 22, 2024. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession will be at closing subject to the harvest of the 2024 crop.

REAL ESTATE TAXES: The Seller will pay all the 2024 real estate taxes due and payable 2025. The Buyer(s) will be given a credit at closing for the 2024 real estate taxes due and payable 2025 and will pay all real estate taxes starting with the Spring 2025 installment and thereafter.

DITCH ASSESSMENT: The Seller will pay the 2024 ditch assessment. Buyer(s) will pay the 2025 ditch assessment.

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 Corporate 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.

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

CONDITION OF PROPERTY: Property and Shares are 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



PRODUCTIVE FARMLAND | MADISON COUNTY, IN

SEALED BID AUCTION

Bids due Tuesday, September 10th by 5:00 pm ET

TILLABLE | 2 TRACTS
138.79^{+/-} total acres



Brandon Stroble
765.499.1170
brandons@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

**SCAN FOR ADDITIONAL
AUCTION DETAILS**

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



TRACT 1



71.39+/- Acres



70.2+/- Tillable • 1.19+/- Other

TRACT 2



67.4+/- Acres



65.5+/- Tillable • 1.9+/- Other



PROPERTY LOCATION

6 miles southwest of Middletown, IN in Adams Twp, Madison Co.

TRACT 1: between E 490 S and E 575 S along Markleville Road

TRACT 2: at the intersection of S 475 E and E 550 S

SCHOOL DISTRICT

South Madison Community School Corporation

PROPERTY TYPE

Farm

ZONING

Agricultural

TOPOGRAPHY

Level

ANNUAL TAXES

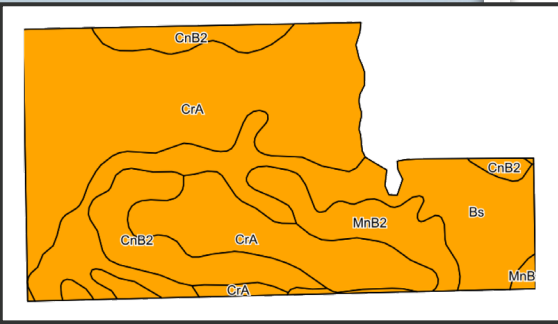
Tract 1: \$2,828 est.

Tract 2: \$2,560 est.

DITCH ASSESSMENT

Tract 1: \$118 est.

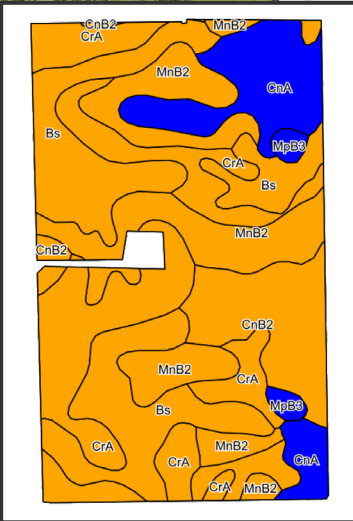
Tract 2: \$79 est.



TRACT 1 SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes, eroded	38.73	154	51
Bs	Brookston silty clay loam, 0 to 2 percent slopes	17.80	173	51
CrB2	Celina silt loam, 2 to 6 percent slopes, eroded	9.57	125	40
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.11	142	49

WEIGHTED AVERAGE (WAPI) 153.8 49.4



TRACT 2 SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Bs	Brookston silty clay loam, 0 to 2 percent slopes	18.49	173	51
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes, eroded	17.66	154	51
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	14.39	142	49
CnA	Celina silt loam, 0 to 2 percent slopes, eroded	8.13	130	42
CrB2	Celina silt loam, 2 to 6 percent slopes, eroded	7.65	125	40
MpB3	Miami soils, 2 to 6 percent slopes, severely eroded	0.94	122	42

WEIGHTED AVERAGE (WAPI) 150 48.1

HOW TO PLACE A BID

To request a **bidder's packet**, contact Brandon Stroble or the Halderman Main Office (800.424.2324). Bids must be completed via the purchase agreement in the bidder's packet and submitted via:

US MAIL OR HAND DELIVERED:

Halderman Real Estate
Brandon Stroble
1700 N Cass Street
PO BOX 297
Wabash, IN 46992

OR **EMAILED:** haldermanauction@halderman.com

Bid packets must be received (*not postmarked*) by September 10 at 5:00 pm ET

BUYERS CAN PLACE A SEALED BID EITHER BY:

- INDIVIDUAL TRACT
- COMBINATION OF TRACTS
- ENTIRE 138.79+/- ACRES



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