

AUCTION LOCATION:

ROANOKE EVENT CENTER

9524 US-24 N, ROANOKE, IN 46783

MON. NOVEMBER 3RD, 6:30 PM ET

AUCTION

2 TRACTS

44.325+/-
TOTAL ACRES

HOME | RECREATION | PASTURE

HUNTINGTON CO, IN

TERMS AND CONDITIONS

Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 3, 2025 At 6:30 PM, 44.325 acres, more or less, will be sold at the Roanoke Cottage Event Center, 9524 US-24 N, Roanoke, Indiana 46783. This property will be offered in two (2) 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 Jon Rosen at (260)740-1846 or Joe Halderman at (260)563-8888 at least two days prior to the sale.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject 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: Winning bidder of each tract will place \$10,000 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

CONTINGENCIES: 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.

CLOSING: The closing shall be on or before December 15, 2025. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Wednesday, October 15, 2025 from 5:00 PM – 6:30 PM; Sunday, October 19, 2025 from 2:00 PM – 3:30 PM.

POSSESSION: Possession of land AND buildings will be at closing.

PERSONAL PROPERTY: No personal property is included in the sale of the real estate.

REAL ESTATE TAXES: Real Estate Taxes 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 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 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 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.

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.

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. #AU100002 77, HRES IN Lic. #AC69200019

INDIANA | HUNTINGTON CO
JACKSON TWP

44.325+/-
TOTAL ACRES

2 TRACTS
PASTURE | HOME
RECREATION

AUCTION

MONDAY, NOVEMBER 3RD | 6:30 PM ET

AUCTION LOCATION

ROANOKE EVENT CENTER | 9524 US-24 N, ROANOKE, IN 46783



Jon Rosen
260.740.1846
jonr@halderman.com



Joe Halderman
260.330.1222
joeh@halderman.com

800.424.2324 | halderman.com

FARM: John F Ocken HLS#JRR-13148 (25)

OPEN HOUSES

WEDNESDAY, OCTOBER 15 | 5:00 PM - 6:30 PM ET

SUNDAY, OCTOBER 19 | 2:00 PM - 3:30 PM ET



9.764+/- Acres

6+/- Pasture/Open Wildlife Land | 3.7+/- Home | 0.064+/- Other

HOME: 2,100+/- sq FT | 2 Bedrooms* | 2.5 Bathrooms | 24' x 24' Garage

**Large landing could be used as an additional bedroom*

Kitchen Appliances included: Dishwasher | Stove

Master Bedroom includes: (2) Closets | (1) Full Bathroom

Geothermal Closed Loop System | Water Heater

SHOP W/ 38' x 36' OUTBUILDING

HORSE BARN: 52' x 30' South End w/ Stalls | 40' x 80' Indoor Riding Arena

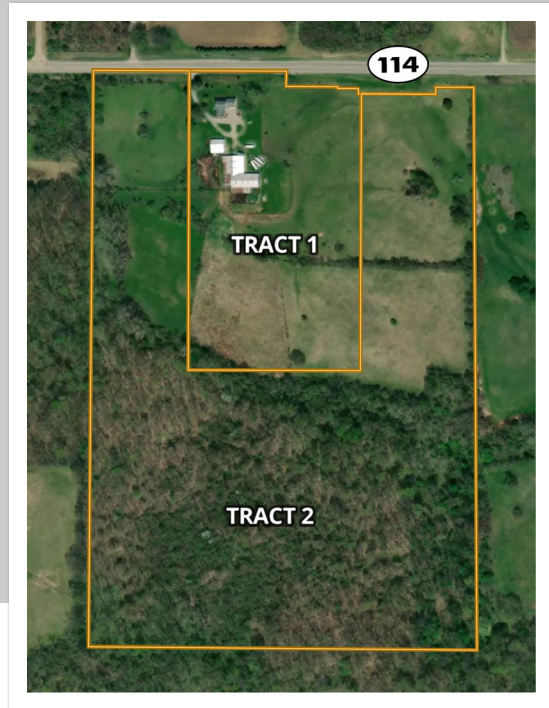
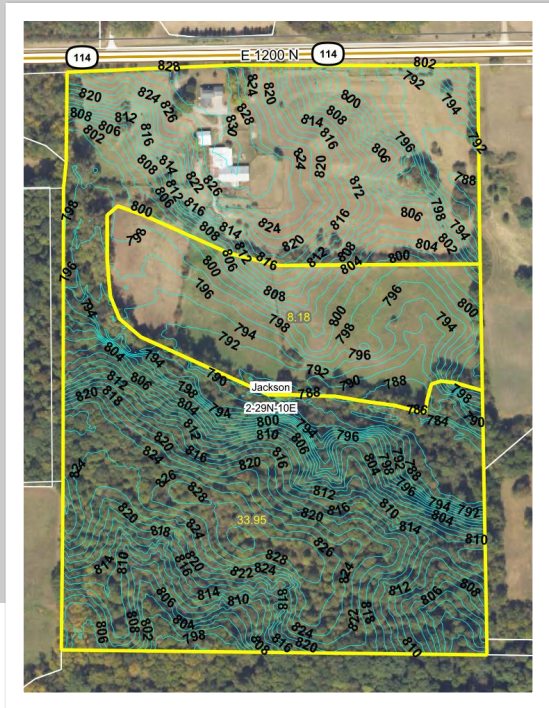
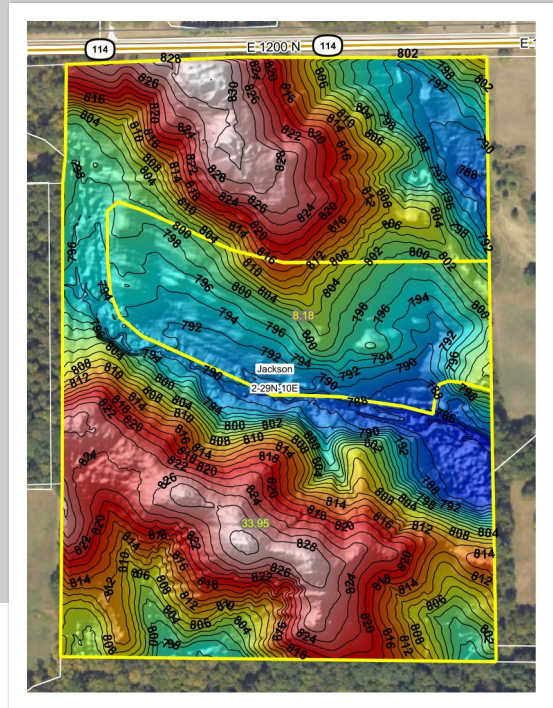
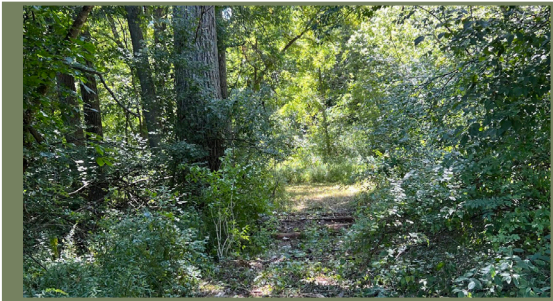
50' x 16' South Lean-to | Indoor Tack Room | Outdoor Riding Arena



34.561+/- Acres

27.5+/- Woods, 0.061+/- Other
7+/- Pasture/Open Wildlife

Great recreational property complete with woods and pasture that are full of deer, wild turkey, squirrels, and raccoons.



TOPOGRAPHY HILLSHADE (PIC 1) CONTOURS (PIC 2): INTERVAL: 2.0 FT | MIN: 782.2 | MAX: 832.0
RANGE: 49.8 | AVERAGE: 807.6 | STANDARD DEVIATION: 12.93 FT

PROPERTY LOCATION

4543 E 1200 N, Roanoke, IN 46783

Approximately 1/4 mile east of the intersection of SR 114 and CR 500 E on the south side of the State Road in Jackson Twp, Huntington Co.

SCHOOL DISTRICT

Huntington Community School Corporation

PROPERTY TYPE

Farm, Recreation, Potential Building Site
Timber, Residential

ZONING

A-1 Agricultural, S-1 Suburban District

TOPOGRAPHY

Gently Rolling to Rolling

WATER SUPPLY

Well

ELECTRICITY

Northeastern REMC

UTILITIES

Septic System

ANNUAL TAXES

Tract 1: \$1,365.32*

Tract 2: \$732.58

*with Homestead Exemption

LEARN MORE ABOUT THIS LISTING

Access additional details of this auction including drone footage.

To place a bid, download the Halderman App or visit halderman.com. Please register prior to the auction.

