



PO Box 297 • Wabash, IN 46992

AUCTION LOCATION

JOHN H. MILLER COMMUNITY CENTER
2900 N Park Road | Connersville, IN 47331

DECEMBER 8TH | 6:30 PM ET
AUCTION

5 TRACTS

345.92+/-
TOTAL ACRES

FAYETTE CO, IN

INDIANA | FAYETTE CO | HARRISON TWP

345.92+/- ACRES

MON. DECEMBER 8TH | 6:30 PM ET

AUCTION

TRACT 1

TRACT 2

TRACT 5

PRODUCTIVE SOILS • POTENTIAL BUILDING SITES • RECREATION

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 8, 2025. At 6:30 PM, 345.671 acres, more or less, will be sold at the John H Miller Community Center, 2900 N Park Road, Connersville, Indiana 47331. This property will be offered in five (5) 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 Michael Bonnell at (812)343-6036, Dave Bonnell at (812)343-4313 or Rusty Harmeyer (765)570-8118 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: 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.

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 January 31, 2026 or 15 days after any surveys and title work is completed. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

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

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2025 due 2026. Buyer will be given a credit at closing for the 2025 real estate taxes due 2026 and will pay all taxes beginning with the spring 2026 installment and all taxes thereafter.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. This cost will be split 50/50 between the buyer and seller. 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. 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 Personal Representative's 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.

CLASSIFIED FOREST: If the buyer(s) wishes to remove any or all the acreage in Classified Forest,

the buyer(s) is responsible for any real estate tax consequences or penalties that may incur. Buyer is responsible for all associated requirements.

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. Conduction 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



5 TOTAL TRACTS

PRODUCTIVE SOILS • RECREATION
HUNTING • CLASSIFIED FOREST
POTENTIAL BUILDING SITES



Michael Bonnell
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765.570.8118
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800.424.2324

halderman.com

SELLER: Kerr Farm, Inc & Edwin Kerr
Revocable Trust, **HLS#MDB-13172**

AUCTION LOCATION

JOHN H. MILLER
COMMUNITY CENTER
2900 N Park Road
Connersville, IN 47331



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



TRACT 1

36+/- Acres
32.5+/- Classified Forest • 3.5+/- Tillable



TRACT 5

61.92+/- Acres
57.04+/- Classified Forest • 4.88+/- Tillable



TRACT 2

96.5+/- Acres
93.5+/- Tillable • 3.0+/- Classified Forest



TRACT 3

61.5+/- Acres All Tillable



TRACT 4

90+/- Acres
74.5+/- Tillable • 15.5+/- Classified Forest

PROPERTY LOCATION

On the south side of CR 300 N approximately 4.5 miles northwest of Connersville, IN in Harrison Township, Fayette County.

SCHOOL DISTRICT

Fayette County School Corp.

ANNUAL TAXES

\$11,219.54

ZONING

A-1 Agricultural

PROPERTY TYPE

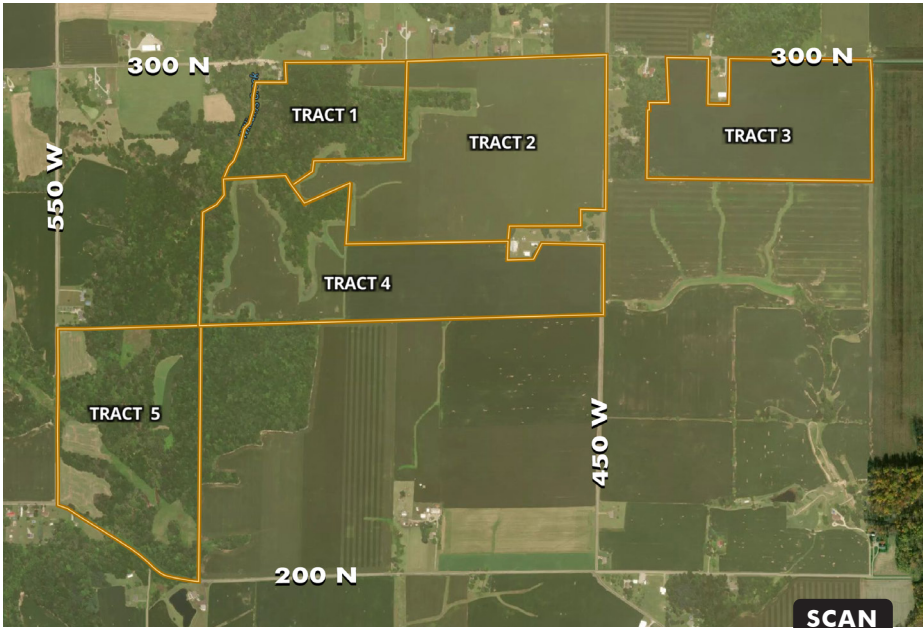
Farm, Recreational
Timber

TOPOGRAPHY

Level to Gently Rolling
Rolling

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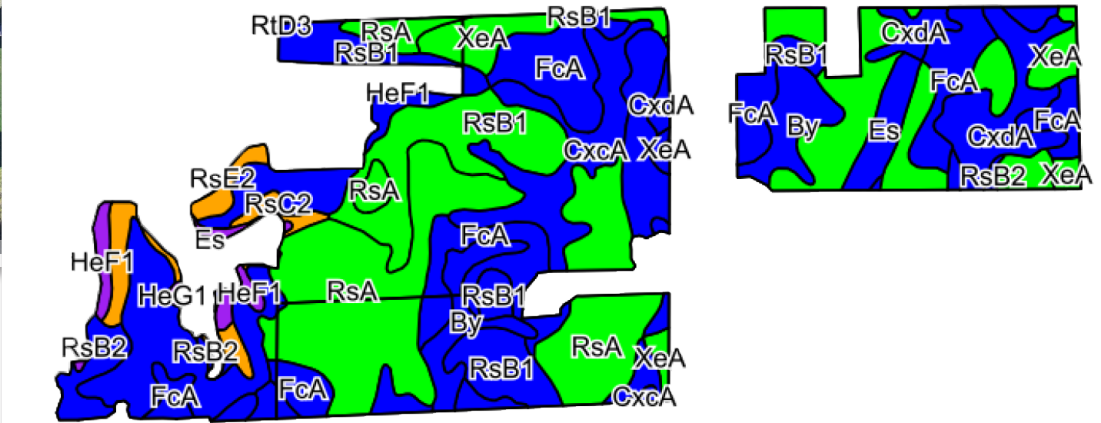
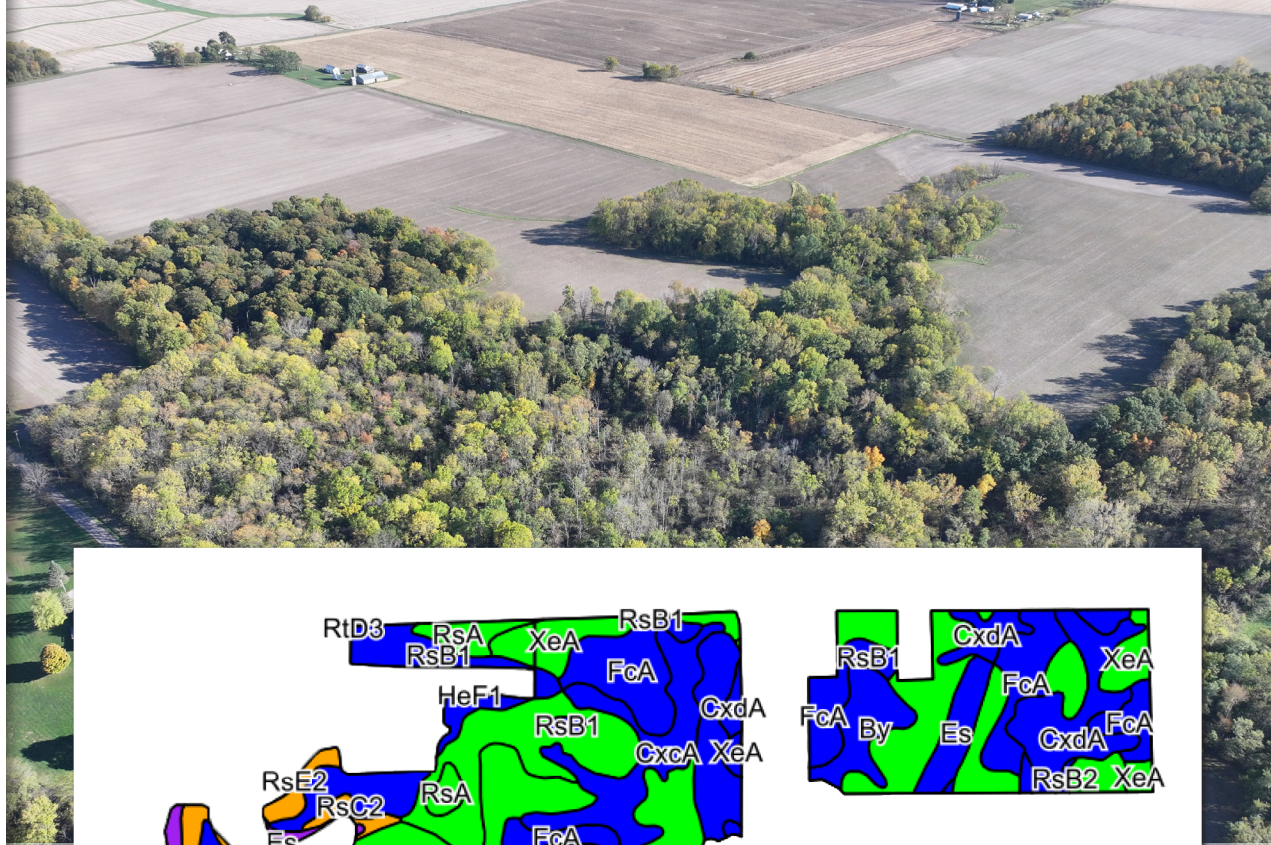


LEARN MORE ABOUT THIS LISTING

Access additional details including drone footage. To place a bid, visit halderman.com. Please register prior to the auction.



345.92+/- ACRES • 5 TRACTS • FAYETTE CO, IN



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
	RsA Russell silt loam, 0 to 2 percent slopes	54.19	155	54
	RsB1 Russell silt loam, 2 to 6 percent slopes	44.85	156	54
	FcA Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	38.49	166	61
	XeA Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	38.09	156	54
	CxdA Cylcone silty clay loam, 0 to 2 percent slopes	14.31	185	65
	CxcA Cylcone silt loam, 0 to 2 percent slopes	13.13	185	65
	By Brookston silty clay loam, 0 to 2 percent slopes	11.54	173	51
	RsC2 Russell silt loam, 6 to 12 percent slopes, moderately eroded	7.07	140	49
	RsB2 Russell silt loam, 2 to 6 percent slopes, eroded	5.04	149	53
	Es Eel silt loam, 0 to 2 percent slopes, frequently flooded	4.24	127	44
	HeF1 Hennepin loam, 25 to 35 percent slopes, slightly eroded	3.57		
	HeG1 Hennepin loam, 35 to 50 percent slopes, slightly eroded	0.20		
WEIGHTED AVERAGE (WAPI)			158	55.1



ONLINE BIDDING IS AVAILABLE, visit halderman.com to place an online bid. Please register prior to the auction. Call the Halderman Main Office at 800.424.2324 with any questions.