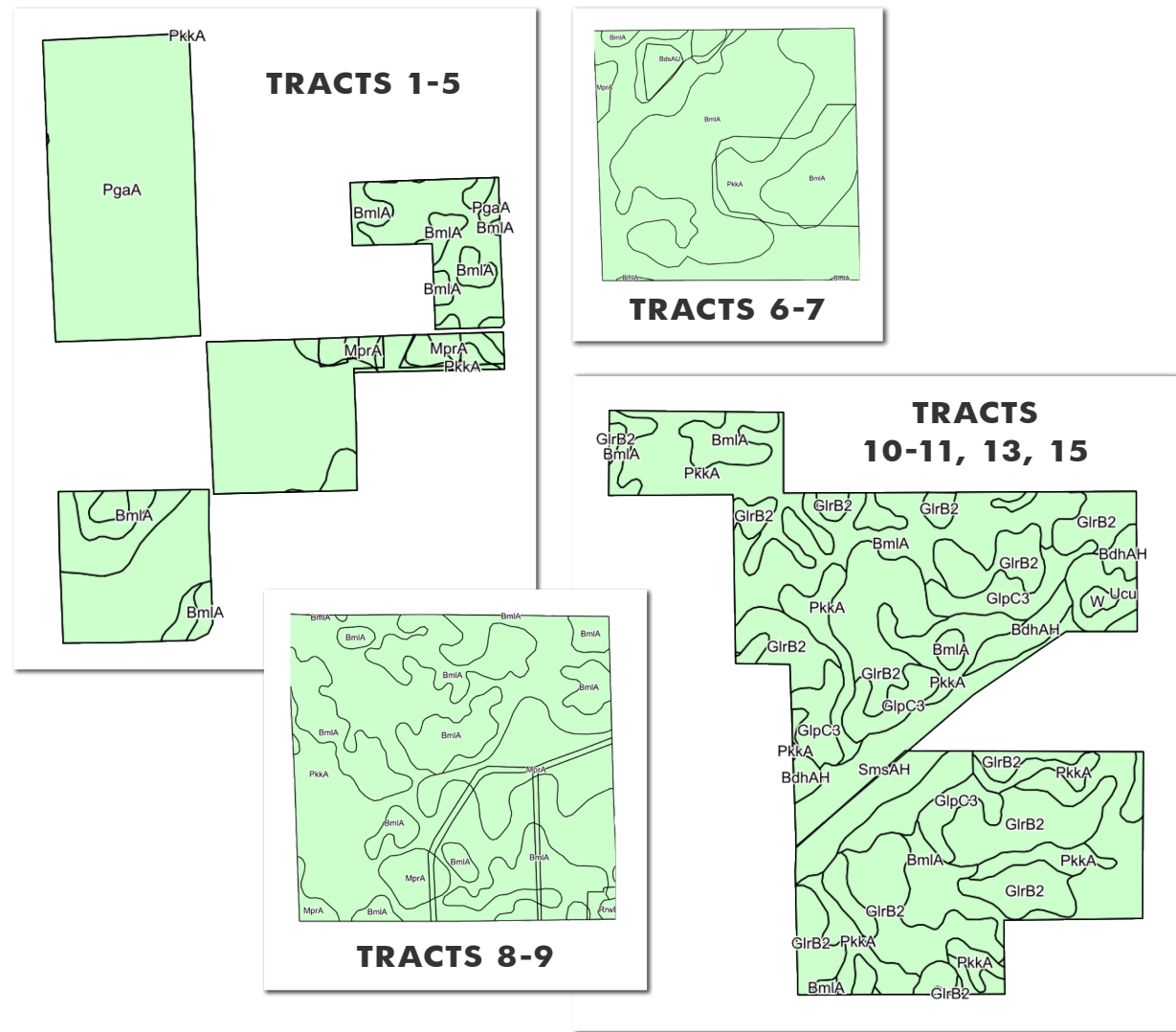


625.86 +/- ACRES • 15 TRACTS • DELAWARE COUNTY, INDIANA



TRACTS 1-3, 5-11, 13, 15 SOIL MAP				
KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Pkka	Pewamo silty clay loam, 0 to 1 percent slopes	170.49	157	47
PgaA	Pella silty clay loam, 0 to 1 percent slopes	136.47	173	49
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	130.82	141	46
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	76.35	129	44
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	24.23	112	29
MprA	Milford silty clay loam, till substratum, 0 to 1 percent slopes	23.15	157	43
SmsAH	Sloan silt loam, 0 to 2 percent slopes, frequently flooded	13.50	147	40
BdhAH	Bellcreek silty clay loam, 0 to 1 percent slopes, frequently flooded	12.81	138	36
Ucu	Udorhents, loamy-skeletal	3.96	96	34
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	2.48	151	51
BdsAU	Benadium silt loam, undrained, 0 to 1 percent slopes	2.07	8	2
W	Water	1.00		

WEIGHTED AVERAGE (WAPI) 149.8 45.5

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

AUCTION LOCATION:
**DELAWARE CO FAIRGROUNDS
HEARTLAND HALL**
1210 N Wheeling Ave, Muncie, IN 47308

November 7th, 6:30 pm ET
AUCTION



CROPLAND • TIMBER • POTENTIAL BUILDING SITES
625.86 +/- TOTAL ACRES • 15 TRACTS • DELAWARE CO, INDIANA

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 7, 2024, at 6:30 PM, 625.86 acres, more or less, will be sold at the Heartland Hall, Delaware County Fairgrounds; 1210 North Wheeling Avenue, Muncie, IN 47308. This property will be offered in (15) fifteen tracts as individual units or in combination. 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 Chris Peacock at 765-546-0592 or Lauren Peacock at 765-546-7359 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: A survey will be required if tracts 4,7,10,11,13, and 14 are sold separately. The Sellers reserve the right to determine the type of survey provided, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). 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.

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 General 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.

BUYER'S PREMIUM: The buyer's premium is 1% of the purchase price.

CLOSING: The closing shall be on or before December 31, 2024. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Farm will be shown by appointment only. Contact Chris Peacock at 765-546-0592 or Lauren Peacock at 765-546-7359 to make an appointment.

POSSESSION: Possession will be at closing, subject to the tenant's rights to the 2024 harvest.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the date of closing.

DITCH ASSESSMENTS: Ditch assessments will be prorated to the day of closing.

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.

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.

DISCLAIMER: All information contained in this brochure and all related materials are 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

PRODUCTIVE CROPLAND
RECREATION • TIMBER
POTENTIAL BUILDING SITES
625.86 +/- ACRES



AUCTION

15 TRACTS • HARRISON TWP • DELAWARE CO, IN

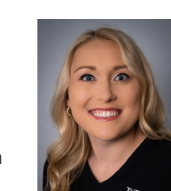
**THURSDAY,
NOVEMBER 7th at 6:30 PM ET**

AUCTION LOCATION
**DELAWARE CO FAIRGROUNDS
HEARTLAND HALL**
1210 N Wheeling Avenue
Muncie, IN 47308

TRACTS 10-15 PICTURED IN BACKGROUND



Chris Peacock
765.546.0592
chrisp@halderman.com



Lauren Peacock
765.546.7359
lauren@halderman.com



ONLINE BIDDING IS ALSO AVAILABLE
To place an online bid, visit halderman.com. Register prior to the auction if bidding online.

800.424.2324 | halderman.com

HALDERMAN
REAL ESTATE & FARM MANAGEMENT

Halderman-Harmeyer
Real Estate Services

PRODUCTIVE CROPLAND
RECREATION • TIMBER
POTENTIAL BUILDING SITES
625.86+/- ACRES



TRACT 1

80+/- Acres
77.71+/- Tillable • 2.29+/- Other



TRACT 2

41+/- Acres
39.79+/- Tillable • 1.21+/- Other



TRACT 3

49.68+/- Acres
48.56+/- Tillable • 1.12+/- Other



TRACT 4

11.6+/- Acres
All Woods



TRACT 5

28.4+/- Acres
26.97+/- Tillable • 1.43+/- Other



TRACT 6

31.8+/- Acres
31.42+/- Tillable • 0.38+/- Woods



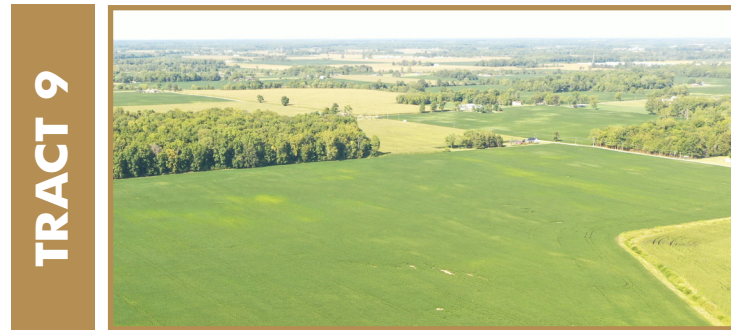
TRACT 7

8.2+/- Acres
8+/- Woods • 0.2+/- Tillable



TRACT 8

100+/- Acres
99.51+/- Tillable • 0.49+/- Other



TRACT 9

38.5+/- Acres
37.68+/- Tillable • 0.82+/- Other



TRACT 10

92.48+/- Acres
90.79+/- Tillable • 1.69+/- Other



TRACT 11

28+/- Acres
23+/- Woods • 5+/- Other



TRACT 12

5+/- Acres
4.79+/- Woods • 0.21+/- Other



TRACT 13

86.2+/- Acres
85.86+/- Tillable • 0.34+/- Other



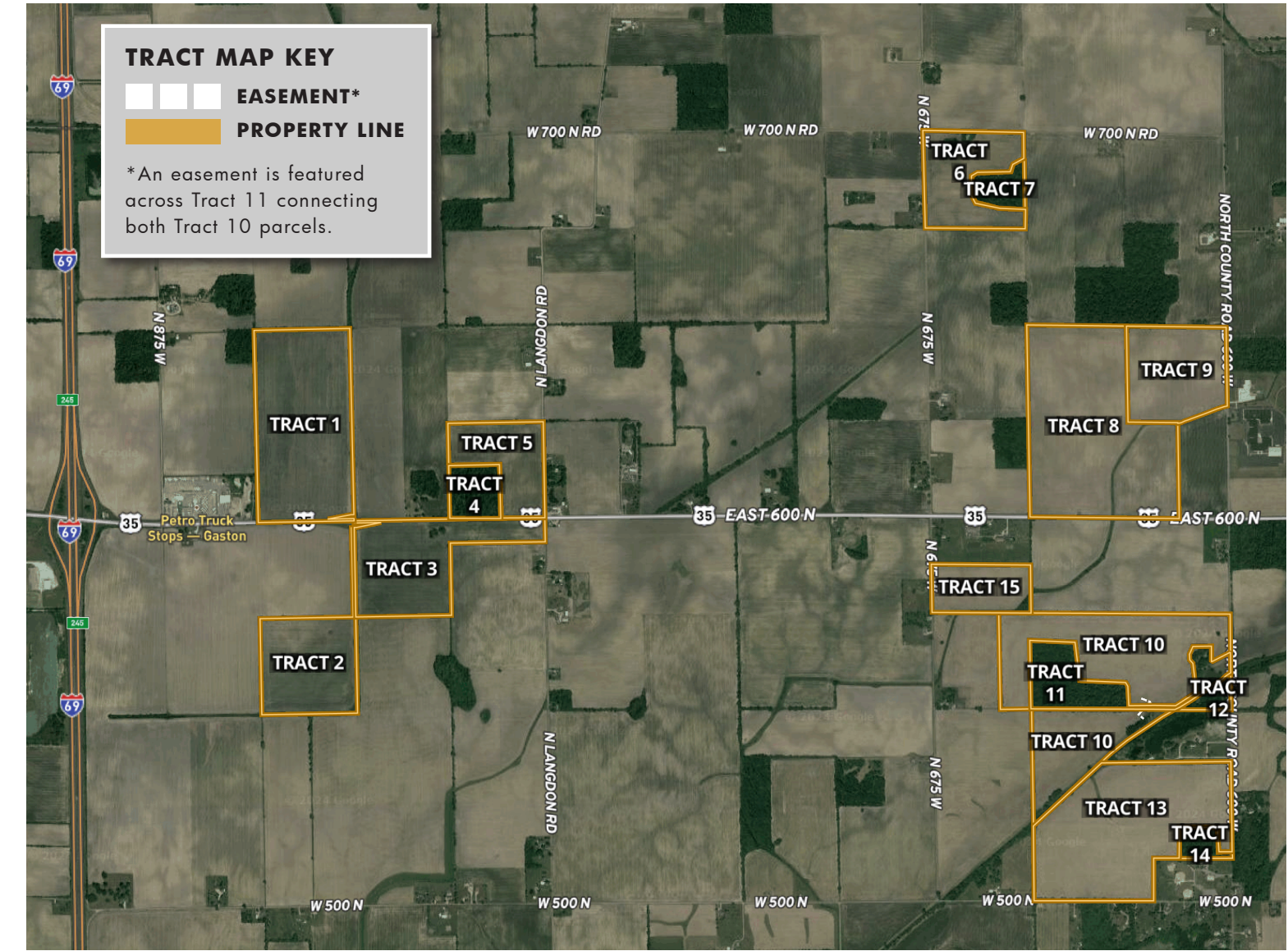
TRACT 14

5+/- Acres
All Woods



TRACT 15

20+/- Acres
18.64+/- Tillable • 0.815+/- Woods
0.545+/- Other



PROPERTY LOCATION

TRACTS 1-5, 8-15: Along both sides of US-35 E/ E 600 N and near I-69 along N CR 600 W (Tracts 9-14).

TRACTS 6-7: At the intersection of W 700 N and N 675 W.
Harrison Township, Delaware County

SCHOOL DISTRICT

Harrison-Washington Community School Corporation

ANNUAL TAXES

\$17,311.44

DITCH ASSESSMENT

\$639.86

TOPOGRAPHY

Level to Gently Rolling

PROPERTY TYPE

Farm

ZONING

Agricultural

1% BUYER'S PREMIUM



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Additional information including photos are available at halderman.com.