



TILLABLE FARMLAND



HUNTING • RECREATION



POTENTIAL PASTURE

INDIANA | DECATUR CO, CLAY TWP

AUCTION

Tuesday, November 26th | 6:30 pm ET

INSPECTION DATES

Tuesday, November 5
4:00 pm - 6:00 pm ET

AND

Tuesday, November 12
4:00 pm - 6:00 pm ET

MEET AT TRACT 2

AUCTION LOCATION

HAUSER HIGH SCHOOL AUDITORIUM

9273 North State Road 9 Hope, IN 47246

**393.93+/- TOTAL ACRES • 8 TRACTS • PRODUCTIVE FARMLAND
POTENTIAL PASTURE & BUILDING SITES • HUNTING • RECREATION**



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HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

TRACT 1



10^{+/-} Acres Potential Building Site

TRACT 2



78.954^{+/-} Acres 65.21^{+/-} Tillable
11.394^{+/-} Woods/Non-Tillable • 0.35^{+/-} Roads
2.0^{+/-} Building Site • (3) Grain Bins • (2) Barns

TRACT 3



56.617^{+/-} Acres 54.408^{+/-} Tillable
1.519^{+/-} Non-Tillable • 0.69^{+/-} Roads

TRACT 4



25.98^{+/-} Acres 25.24^{+/-} Tillable
0.38^{+/-} Non-Tillable • 0.36^{+/-} Roads

TRACT 5



40^{+/-} Acres 34.28^{+/-} Tillable
5.0^{+/-} Non-Tillable • 0.72^{+/-} Roads

TRACT 6



73.653^{+/-} Acres 73.27^{+/-} Tillable
0.06^{+/-} Non-Tillable • 0.32^{+/-} Roads

TRACT 7



37.85^{+/-} Acres 14.92^{+/-} Tillable
22.28^{+/-} Non-Tillable • 0.65^{+/-} Roads

TRACT 8



70.876^{+/-} Acres 19^{+/-} Potential Cropland
37.136^{+/-} Non-Tillable/Potential Pasture • 0.74^{+/-} Roads
13.254^{+/-} Woods • 0.746^{+/-} Railroad ROW

393.93+/- TOTAL ACRES • PRODUCTIVE FARMLAND • HUNTING POTENTIAL PASTURE & BUILDING SITES • RECREATION

INSPECTION DATES (MEET AT TRACT 2)

Tuesday, November 5 from 4:00 pm - 6:00 pm ET
 Tuesday, November 12 from 4:00 pm - 6:00 pm ET

PROPERTY LOCATION

On CR 100 S approximately a half mile east of the Bartholomew Decatur County Line and one mile west of Burney, IN in Clay Twp Decatur Co.

SCHOOL DISTRICT

Decatur County Community Schools

TOPOGRAPHY

Gently Rolling to Rolling

PROPERTY TYPE

Farm, Livestock, Potential Building Site Recreational

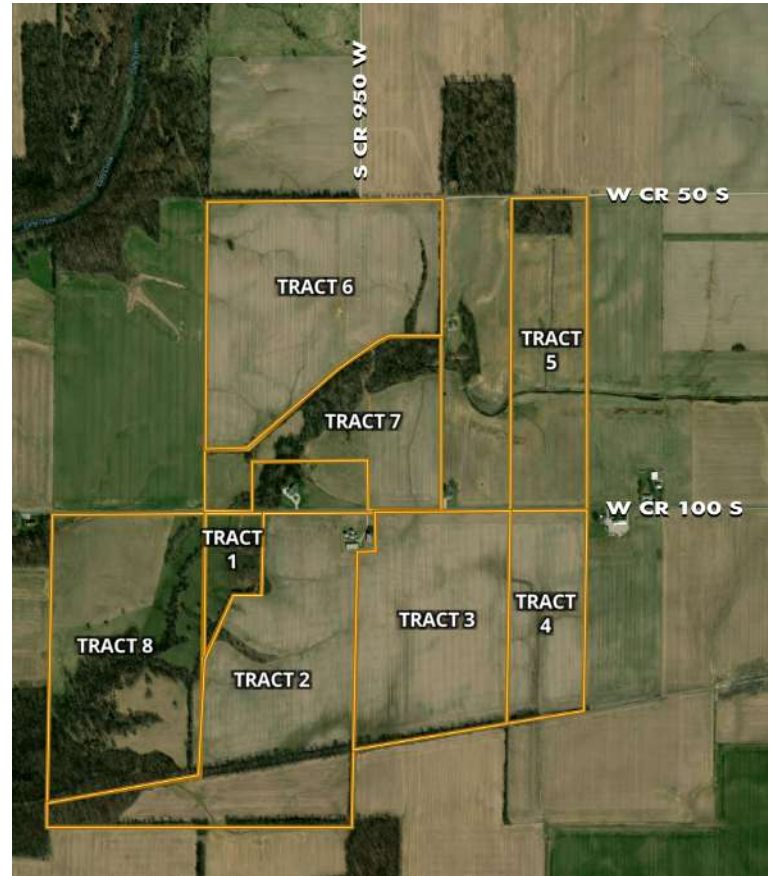
ANNUAL TAXES

Tracts 1 & 2: \$2,199.16
 Tract 3: \$1,388.82
 Tract 4: \$681.26
 Tract 3: \$749.40
 Tracts 6 & 7: \$2,043.80
 Tract 8: \$923.88

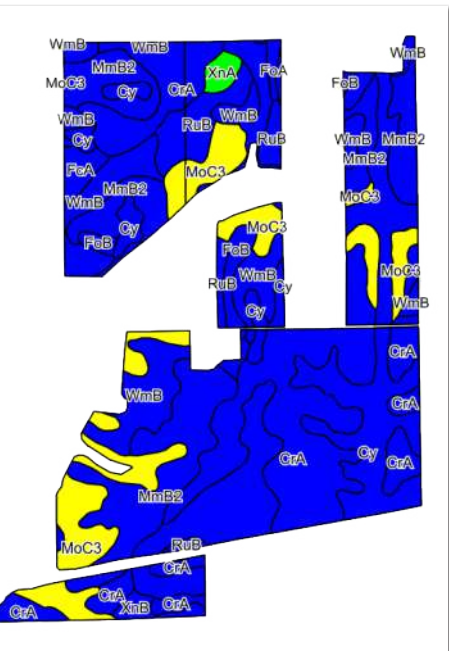
ZONING

A-1 Agricultural

TRACT 8 will be sold as an individual tract and cant be combined with other tracts.



Additional information is available at halderman.com.



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	70.62	142	52
Cy	Cylcone silt loam, 0 to 2 percent slopes	61.28	185	65
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	48.45	142	49
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	34.17	126	44
WmB	Williamstown silt loam, 2 to 6 percent slopes, eroded	29.58	142	48
RuB	Russell silt loam, 2 to 6 percent slopes	14.01	156	54
FoB	Fox loam, 2 to 6 percent slopes	4.87	101	34
FcA	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	2.93	166	61
XnA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	2.19	156	54
XnB	Xenia silt loam, 2 to 4 percent slopes	1.58	156	54
FoA	Fox loam, 0 to 2 percent slopes	1.09	106	37

WEIGHTED AVERAGE (WAPI) 150 52.8

ads



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.



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

AUCTION LOCATION

HAUSER HIGH SCHOOL AUDITORIUM
9273 N SR 9 | Hope, IN 47246

DECATUR CO, IN

November 26th | 6:30 pm ET
AUCTION



TRACT 2 - OUTBUILDINGS

393.93+/- ACRES • 8 TRACTS • FARMLAND • BUILDING SITES • HUNTING

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 26, 2024. At 6:30 PM, 393.927 acres, more or less, will be sold at the Hauser High School Auditorium, 9273 North State Road 9, Hope, Indiana 47246. This property will be offered in eight (8) tracts. Tracts 1-7 will be offered as individual tracts, in combinations, or as a whole farm. Tract 8 cannot be combined with any other tracts and will only be offered as an individual tract. 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 or Dave Bonnell at (812)343-4313 at least two days prior to the sale.

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.

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.**

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 31, 2024. The Sellers have the choice to extend this date if necessary.

INSPECTION DATES: Tuesday, November 5, 2024 from 4:00 PM – 6:00 PM; Tuesday, November 12, 2024 from 4:00 PM – 6:00 PM. Halderman Representatives will be available at Tract 2.

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

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2024 due 2025. Buyer 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 ASSESSMENT: If any, the Buyer(s) will pay 2025 ditch assessment.

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 Personal Representative's Deed and/or 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.

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.

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 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 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

