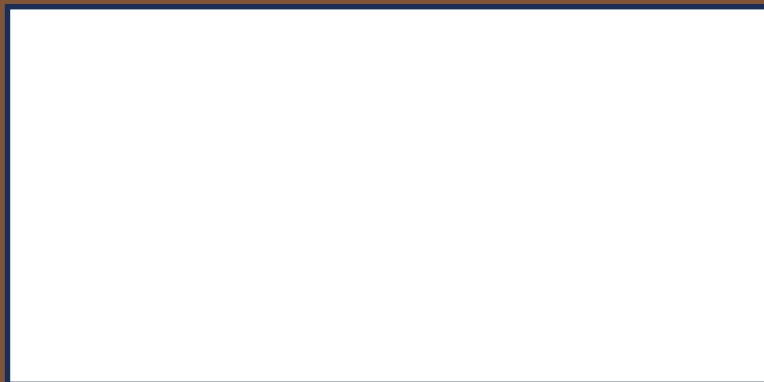


AUGUST 25TH | 6:30 pm EST
AUCTION
BEST WESTERN HOTEL



GOOD FARMLAND • WOODS

319.20^{+/-} total acres

6 tracts



Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 25, 2021. At 6:30 PM, 319 acres, more or less, will be sold at the Best Western / Brandywine Conference Center, Monticello, IN. This property will be offered in six 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 Larry Jordan at 765-473-5849; AJ Jordan at 317-697-3086 or John Bechman at 765-404-0396, 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: 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. (**THERE WILL BE NO PRICE ADJUSTMENT ON TRACT 5)

FARM INCOME: Seller will retain the 2021 farm income.

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 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.

CLOSING: The closing shall be on or before October 29, 2021. The Sellers have the

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to present tenant's rights to harvest 2021 crop. Possession of the buildings will be at closing, with exception grain bins, Possession of the Grain Bins will be March 1 2022.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2021 due 2022. Buyer will be given a credit at closing for the 2021 real estate taxes due 2022 and will pay all taxes beginning with the spring 2022 installment and all taxes thereafter.

DITCH ASSESSMENTS: Seller will pay the 2021 ditch assessments. Buyer(s) will pay the 2022 ditch assessment and all assessments thereafter.

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.

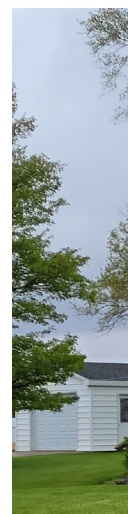
AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

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. 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. 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.

August 25th | 6:30 pm EST
AUCTION

AUCTION LOCATION

Best Western Hotel
Brandywine Conference Center
304 S 6th St | Monticello, IN



319.20^{+/-} total acres

6 tracts



Larry Jordan
765.473.5849
lj@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com



John Bechman
765.404.0396
jbechman@halderman.com

PROPERTY LOCATION

Tracts 1 & 2:
750 W 450 N
Wolcott, IN 47995
4 miles northeast of
Wolcott, IN

Tracts 3-6:
1 mile north of Monon, IN

Tract 5 (Home):
179 E 900 N
Monon, IN 47959

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

North White Schools

ZONING

Agricultural

ANNUAL TAXES

\$6,148.50

DITCH

ASSESSMENT

\$211.80

OPEN

HOUSES

AUGUST 7

2:00 pm - 4:00 pm EST

AUGUST 10

4:00 pm - 7:00 pm EST

DOWNLOAD THE HALDERMAN APP

Instant directions to property tracts and auction details.

Download on the App Store

GET IT ON Google Play



TRACT 1:

42.26+/- Acres
39.67+/- Tillable



TRACT 2:

41.216+/- Acres
39.35+/- Tillable



TRACT 3:

109+/- Acres
108.85+/- Tillable



TRACT 4:

48+/- Wooded Acres



TRACT 5:

10+/- Home Acres
2,208 sq ft | 4 bed | 2 bath
LP Gas Furnace, Central A/C



TRACT 6:

68.73+/- Acres
65.72+/- Tillable | 2.6+/- Woods



LIVING ROOM



DINING ROOM



KITCHEN



14x22 GARAGE



BACKSIDE OF HOME



24x42 FEED SHED



(2) 9,000 bu GRAIN BINS



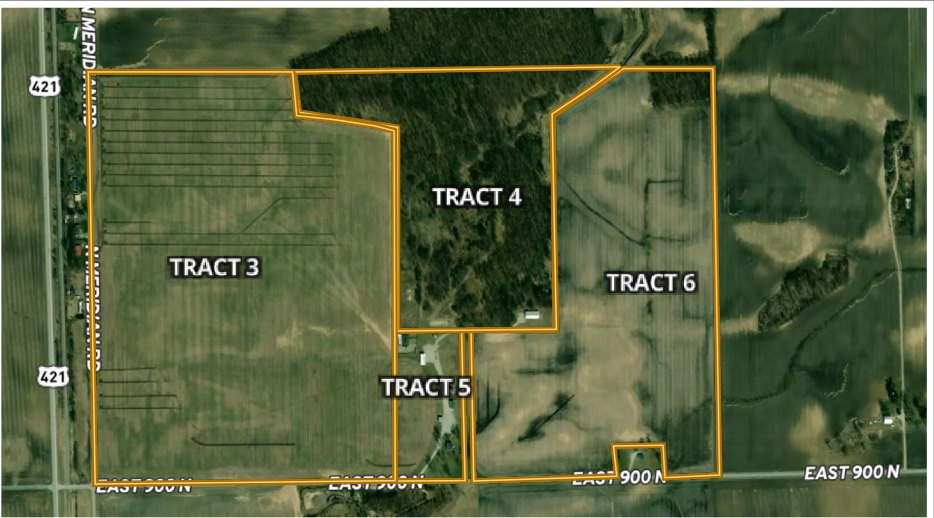
24x66 TOOL SHED



24X32 OPEN FRONT SHED

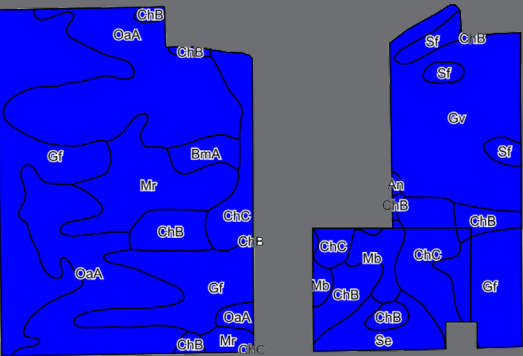


40x80 CATTLE BARN



TRACTS 1-2

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Re	Rensselaer clay loam	58.65	175	49
Wh	Whitaker silt loam	13.62	150	49
Gf	Gilford fine sandy loam	4.07	148	33
BmA	Brems loamy fine sand, 0 to 2 percent slopes	2.68	82	29
WEIGHTED AVERAGE (WAPI)			166.1	47.5



TRACTS 3-6

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	47.06	82	29
Gf	Gilford fine sandy loam	45.09	148	33
Gv	Gilford-Monon fine sandy loams, 0 to 1 percent slopes	26.07	147	34
ChC	Chelsea fine sand, 6 to 12 percent slopes	16.20	82	29
Mr	Morocco fine sand	13.62	97	27
ChB	Chelsea fine sand, 2 to 6 percent slopes	13.18	91	32
Se	Seafeld fine sandy loam	5.52	122	35
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	4.31	134	47
Sf	Seafeld Variant fine sandy loam	3.75	113	31
BmA	Brems loamy fine sand, 0 to 2 percent slopes	2.57	82	29
An	Ackerman muck, drained	0.23	144	35
WEIGHTED AVERAGE (WAPI)			113.4	31.5

Additional information including photos are available at halderman.com. Online bidding is also available to place a bid. Visit halderman.com or download the Halderman App. Please register prior to the auction.