

# AUCTION

**GALVESTON COMMUNITY CENTER**  
**AUGUST 30<sup>TH</sup> | 6:30 pm EST**

**LOCATED ON  
THE SOUTHEAST  
SIDE OF GALVESTON**

**171.28+/- total  
acres**  
**6 TRACTS**

**CREEK FRONTAGE • RECREATIONAL LAND • POND  
WOODED BUILDING LOTS**

#### Terms and Conditions

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

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 30, 2021. At 6:30 PM, 171 acres, more or less, will be sold at the Galveston Community Center, Galveston, 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 AJ Jordan at 317-697-3086 or Larry Jordan at 765-473-5849, 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.

**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 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.

**CLOSING:** The closing shall be on or before October 22, 2021. The Sellers have the choice to extend this date if necessary.

**POSSESSION:** Possession of land will be at closing.

**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.

HLS# AJJ-12647 (21)

**LOCATED ON THE SOUTHEAST SIDE OF GALVESTON, IN**

**171.28+/- total  
acres**

**JACKSON TWP | CASS CO**

# AUCTION

**AUGUST 30<sup>th</sup> | 6:30 pm EST**



**AUCTION LOCATION**

**GALVESTON COMMUNITY CENTER**  
**101 S. Park Road | Galveston, IN**

**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT  
800.424.2324 | [halderman.com](http://halderman.com)



Larry Jordan  
765.473.5849  
[lj@halderman.com](mailto:lj@halderman.com)



AJ Jordan  
317.697.3086  
[ajj@halderman.com](mailto:ajj@halderman.com)

**OWNER: Bernice Robertson Farm**





TRACT 1



65.55+/- Acres  
20.9+/- Tillable | 44+/- Woods

TRACT 2



57.343+/- Acres  
17.71+/- Tillable | 39+/- Woods

TRACT 3



32.92+/- Acres  
10.42+/- Tillable | 22+/- Woods

TRACT 4



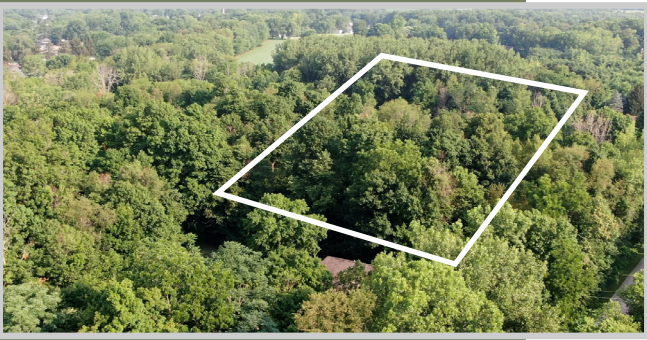
9.77+/- Acres  
9.0+/- Woods

TRACT 5



3.81+/- Wooded Acres

TRACT 6



1.89+/- Wooded Acres

PROPERTY LOCATION

On the Southeast side of Galveston, IN  
Located on the north and south side of CR 1300 S and the north side of CR 1350 S.

TOPOGRAPHY  
Rolling

SCHOOL DISTRICT  
Lewis Cass School Corporation

ZONING  
Agricultural

ANNUAL TAXES  
\$1,683.76

DITCH ASSESSMENT  
\$84.00



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
RtB	Rush silt loam, 2 to 6 percent slopes	21.63	155	54
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	14.58	135	47
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	6.66	133	47
RuB	Russell silt loam, 2 to 6 percent slopes	6.16	156	54
WEIGHTED AVERAGE (WAPI)			146.2	51

171.28+/- total acres

Additional information including photos are available at [halderman.com](http://halderman.com).  
Online bidding is also available to place a bid. Visit [halderman.com](http://halderman.com) or download the **Halderman App**. Please register prior to the auction.

**DOWNLOAD THE HALDERMAN APP**  
Instant directions to property tracts and auction details.

Download on the App Store | GET IT ON Google Play