



PO Box 297 • Wabash, IN 46992

August 23rd | 6:30 pm EST
AUCTION

Tipton County Fairgrounds

3 BED
1.5 BATH

8 TRACTS

615.19^{+/-} total acres

LOCATED IN TIPTON, IN

NICE COUNTRY HOME • GOOD FARMLAND • POTENTIAL BUILDING SITE

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 23, 2021. At 6:30 PM, 615 acres, more or less, will be sold at the Tipton County Fairgrounds, Tipton, IN. This property will be offered in eight 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 Miner at 765-438-2699, 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 7)

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 Trustee'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.

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

CLOSING: The closing shall be on or before November 1, 2021. The Sellers have the 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.

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.

GOOD FARMLAND
TIPTON CO | CICERO TWP

615.19^{+/-} total acres
8 TRACTS

August 23rd, 6:30 pm EST
AUCTION

TIPTON COUNTY
FAIRGROUNDS
1200 S. Main Street
Tipton, IN 46072

3 BED • 1.5 BATH
NICE COUNTRY
HOME



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

OWNER: GRISHAW, HLS# LWJ-12627 (21)

Contact us, today!



Larry Jordan
765.473.5849
lj@halderman.com



John Miner
765.438.2699
johnm@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com

615.19^{+/-}
total acres

TRACT 1: 75.4^{+/-} Acres

68.3^{+/-} Tillable • 7.1^{+/-} Woods

TRACT 2: 112.86^{+/-} Acres

103.09^{+/-} Tillable • 8.51^{+/-} Woods

TRACT 3: 80^{+/-} Acres

75.61^{+/-} Tillable

TRACT 4: 134.21^{+/-} Acres

126.40^{+/-} Tillable • 1.24^{+/-} Non-Tillable

TRACT 5: 2.2^{+/-} Wood Acres

TRACT 6: 133.08^{+/-} Acres

113.33^{+/-} Tillable • 9.45^{+/-} Woods

2.54^{+/-} Farm Buildings

TRACT 7: 2^{+/-} Home Acres

1.5 Story Brick Home

3 Bed • 1.5 Bath

Large walk-in closet, living room, family room, sewing room, kitchen, full basement, central AC, 2 car attached garage, LP gas furnace, and asphalt shingle roof.

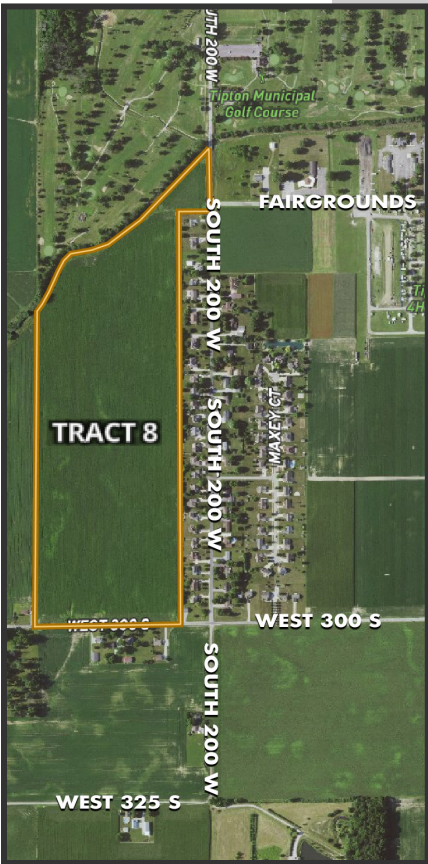
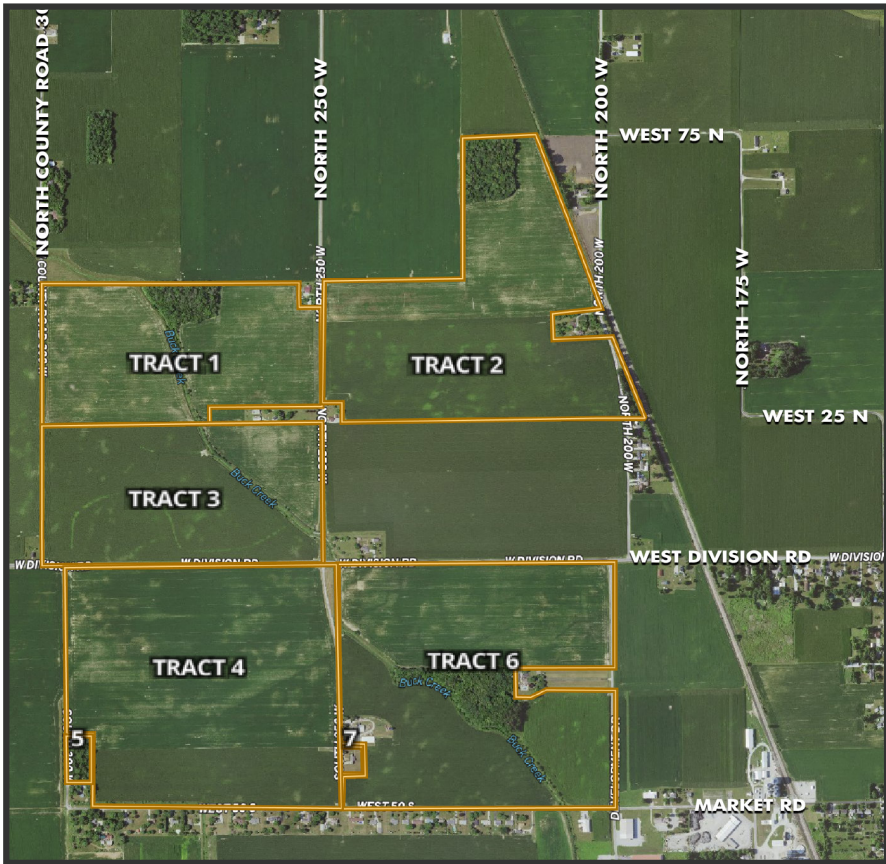
TRACT 8: 75.44^{+/-} Acres

70.73^{+/-} Tillable

OPEN HOUSES

August 11
4:00pm - 7:00pm EST

August 14
1:00pm - 4:00pm EST



54 x 109 TOOL SHED



20 x 42 BRICK BUILDING



24 x 60 METAL SHED



BACKSIDE OF HOME

PROPERTY LOCATION

Tracts 1 - 7: 1/2 mile north of Tipton
Tract 8: SW of Tipton at the corner of W 300 S and S 200 W

ZONING

Agricultural

TOPOGRAPHY

Level



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

SCHOOL DISTRICT

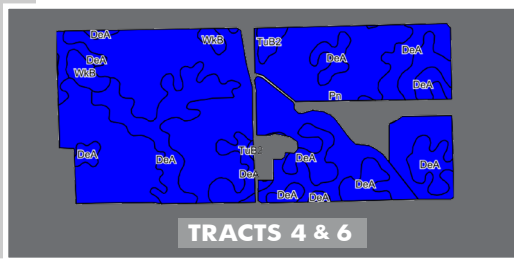
Tipton Community Schools

ANNUAL TAXES

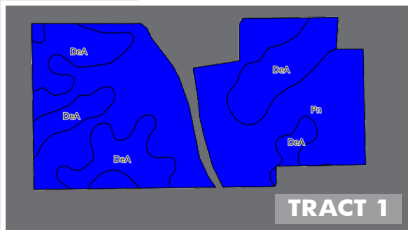
\$16,410.24

DITCH ASSESSMENT

\$4,576.14



TRACTS 4 & 6



TRACT 1



TRACTS 2 & 3



TRACT 8

TRACT 1				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS

Pn	Patton silty clay loam, 0 to 2 percent slopes	44.13	173	51
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	24.17	127	42

WEIGHTED AVERAGE (WAPI) 156.7 47.8

TRACTS 2 & 3				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS

Pn	Patton silty clay loam, 0 to 2 percent slopes	109.41	173	51
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	67.32	127	42
WkB	Williamstown silt loam, 2 to 6 percent slopes, eroded	1.97	142	48

WEIGHTED AVERAGE (WAPI) 155.3 47.6

TRACTS 4 & 6				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS

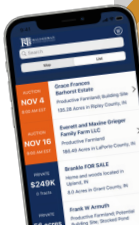
Pn	Patton silty clay loam, 0 to 2 percent slopes	161.11	173	51
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	69.67	127	42
WkB	Williamstown silt loam, 2 to 6 percent slopes, eroded	5.83	142	48
TuB2	Tuscola, till substratum-Strawn complex, 1 to 6 percent slopes, eroded	3.12	135	47

WEIGHTED AVERAGE (WAPI) 158.4 48.3

TRACT 8				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS

Pn	Patton silty clay loam, 0 to 2 percent slopes	38.63	173	51
DeA	Del Rey, sandy substratum-Crosby silt loams, 0 to 2 percent slopes	28.53	127	42
Sh	Sloan silt loam, sandy substratum, occasionally flooded	2.98	155	42
TuB2	Tuscola, till substratum-Strawn complex, 1 to 6 percent slopes, eroded	0.59	135	47

WEIGHTED AVERAGE (WAPI) 153.4 47



DOWNLOAD THE HALDERMAN APP

Instant directions to property tracts and details on this listing.

