

Cropland & Recreational Property along White River

BEDFORD, IN

LAWRENCE CO

SPICE VALLEY TWP

AUCTION

September 15th | 6:30 pm EST

AUCTION LOCATION

Lawrence County 4-H Fairgrounds Community Center
11265 U.S. Highway 50 | Bedford, IN 47421

267.22^{+/-}
total acres

3 TRACTS

LOCATION

6 miles Southwest of Bedford and 4 miles East of Williams, IN

SCHOOL DISTRICT

Mitchell Community Schools

TOPOGRAPHY

Gently Rolling to Rolling

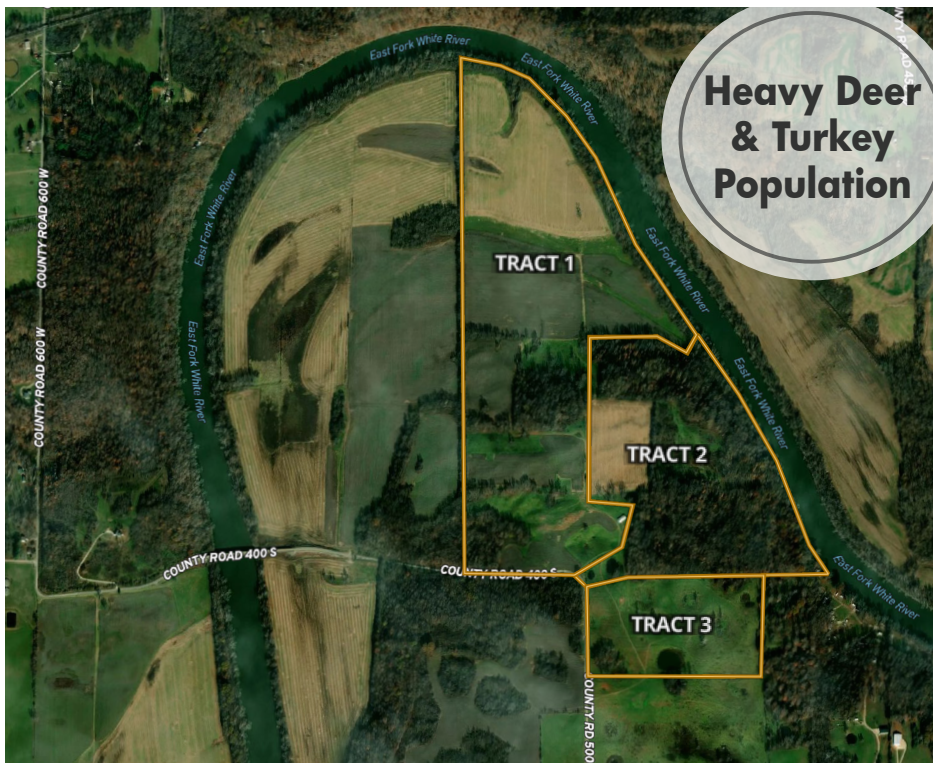
ZONING

Agricultural

ANNUAL TAXES

\$3,041.06

*2020 pay 2021



TRACT 1: 150^{+/-} Total Acres

93^{+/-} Tillable • 35^{+/-} Wooded
22^{+/-} Hay/Pasture

40' x 80' Pole Barn, open to the south and feed manger inside

TRACT 2: 80.22^{+/-} Total Acres

14.6^{+/-} Tillable • 60^{+/-} Wooded
5^{+/-} Hay/Pasture

TRACT 3: 37^{+/-} Total Acres (Potential Homesite)

3^{+/-} Wooded • 34^{+/-} Hay/Pasture • Pond



OPEN HOUSE

THURSDAY, SEPTEMBER 2

1:00 - 3:00pm EST



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

DOWNLOAD THE HALDERMAN APP

Instant directions to property tracts and details on this listing.

Download on the App Store GET IT ON Google Play



Todd Litten
812.327.2466
toddl@halderman.com

OWNER: Ballard Trust, HLS# TML-12666 (21)

AUCTION

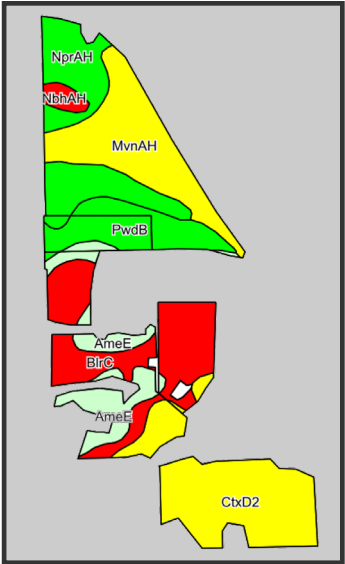
LAWRENCE CO 4-H FAIRGROUNDS COMMUNITY CENTER

SEPTEMBER 15TH | 6:30 pm EST



CROPLAND & RECREATIONAL
PROPERTY ALONG WHITE RIVER

267.22+/- total
acres



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
CtxD2	Crider-Frederick silt loams, karst, 6 to 20 percent slopes, eroded complex	38.82	109	38
BlrC	Bloomfield loamy sand, 3 to 10 percent slopes	32.09	85	30
MvnAH	Moundhaven loamy sand, 0 to 2 percent slopes, frequently flooded, brief duration	31.15	70	25
NprAH	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	27.01	135	50
PwdB	Princeton-Alvin complex, 2 to 6 percent slopes	17.71	131	46
AmeE	Alvin sandy loam, 12 to 22 percent slopes	16.26	89	32
NbhAH	Newark silt loam, 0 to 2 percent slopes, frequently flooded	2.66	131	43

WEIGHTED AVERAGE (WAPI) 102 36.3

Terms and Conditions



METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 15, 2021. At 6:30 PM, 267 acres, more or less, will be sold at the Lawrence County 4H Fairgrounds Community Center, Bedford, IN. This property will be offered in three 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 Todd Litten at 812-327-2466, 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 with the following exception. If the survey indicates an increase, or decrease, of more than 5 acres, the adjustment will be limited to 5 acres, regardless of the actual size. 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 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.

CLOSING: The closing shall be on or before November 30, 2021. The Sellers have the choice to extend this date if necessary.

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

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

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2021 due 2022. Buyer(s) 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.

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. 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.

ONLINE BIDDING IS ALSO AVAILABLE!
TO PLACE A BID, download the **Halderman App** or visit **halderman.com**.
Be sure to register prior to the auction.

