

SEPTEMBER 21ST | 6:30 pm ET

AUCTION

**DIXIE CHOPPER CONFERENCE CENTER
GREENCASTLE, IN**

PRODUCTIVE CROPLAND • POTENTIAL HOME SITE • WOODS

5
tracts

**369.24^{+/-} total
acres**

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 21, 2021. At 6:30 PM, 369 acres, more or less, will be sold at the Dixie Chopper Conference Center, Greencastle, IN. This property will be offered in five 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. 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 Corporate 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.

POSSESSION: Possession of land will be at closing, subject to tenant's lease through

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

2022. Possession of the buildings will be at closing subject to lease. **The sale is subject to removal of \$37,000 of timber already sold from the property, to be removed in the fall of 2021 but no later than the fall of 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. 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.

PRODUCTIVE CROPLAND
WOODS • BARN • NEAR I-70

**369.24^{+/-} total
acres**
5 TRACTS

September 21ST | 6:30 pm ET

AUCTION

Dixie Chopper Conference Center
102 Ballard Lane | Greencastle, IN

PROPERTY LOCATION

PUTNAM CO | JEFFERSON TWP

MORGAN CO | ADAMS TWP



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

OWNER: Glendale Farms, HLS# TML-12671 (21)



Todd Litten
812.327.2466
toddli@halderman.com



**DOWNLOAD THE
HALDERMAN APP**

Instant directions to
property tracts and
auction details.





Tract 1
~15.3+/- Total Acres
11+/- Tillable | 3.8+/- Wooded



Tract 2
17.5+/- Total Acres
10.7+/- Tillable | 6.5+/- Wooded



Tract 3
209.1+/- Total Acres
143.3+/- Tillable | ~62+/- Wooded | 1.6+/- Home Site



24' Diameter Bin
7,500 bu

32 x 72 POLE BARN
with 16 x 72 attached enclosed shed



Tract 4
67.5+/- Total Acres
65+/- Tillable



Tract 5
59.848+/- Total Acres
47.9+/- Tillable | 4.6+/- Wooded
4.6+/- Non-Tillable

PRODUCTIVE CROPLAND

PROPERTY LOCATION
2 miles E of Belle Union
4 miles N of Eminence
11 miles SE of Greencastle

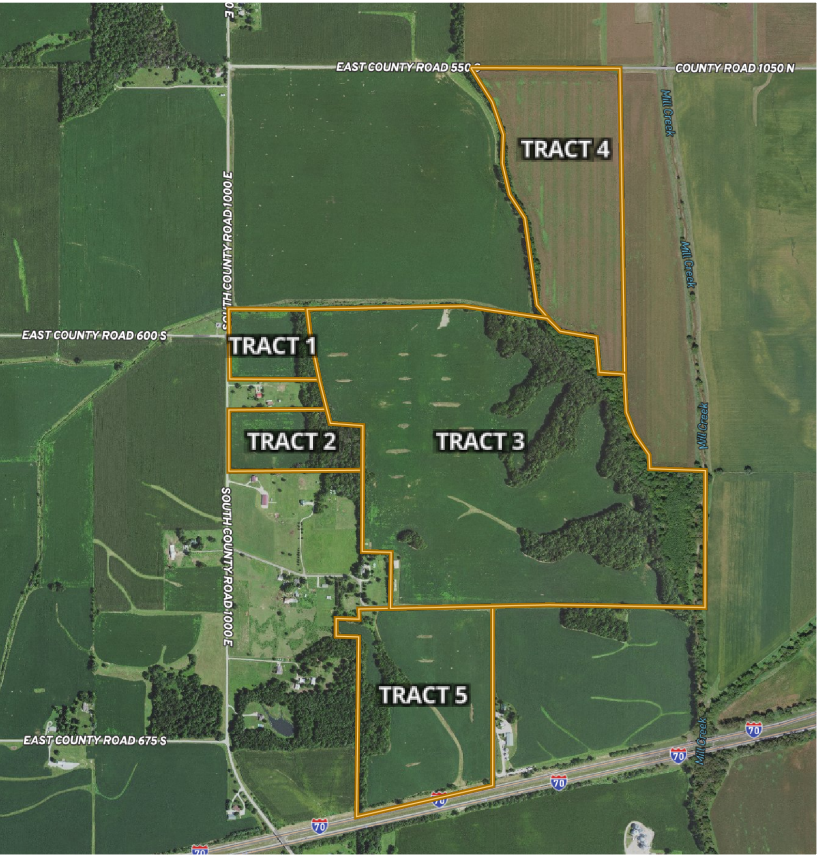
TOPOGRAPHY
Gently Rolling to Rolling

SCHOOL DISTRICT
South Putnam Community Schools

ZONING
Agricultural

ANNUAL TAXES
\$6,148.50*
*2020 pay 2021

LOCATED NEAR I-70



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
AnC	Alvin sandy loam, 6 to 12 percent slopes	69.61	100	35
FdA	Fincastle silt loam, 1 to 3 percent slopes	40.44	149	49
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	31.70	152	53
Ge	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	25.11	121	42
RuC	Russell silt loam, 6 to 12 percent slopes	20.22	145	51
RuB	Russell silt loam, 2 to 6 percent slopes	19.53	156	54
Hb	Haymond silt loam	15.77	120	42
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	11.02	125	43
Sh	Shoals silt loam, 0 to 2 percent slopes frequently flooded, brief duration	9.81	125	43
Wa	Wakeland silt loam	9.46	126	38
ReA	Reesville silt loam, 0 to 2 percent slopes	5.67	161	53
Ra	Ragsdale silt loam, 0 to 2 percent slopes	4.07	185	56
Ch	Chagrin silt loam	4.03	120	42
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.96	121	41
McB	Martinsville loam, 2 to 6 percent slopes	3.89	140	49
Rn	Rensselaer silt loam	2.49	175	49
MeB	Martinsville loam, 2 to 6 percent slopes	1.10	145	51
WEIGHTED AVERAGE (WAPI)			130.6	44.6

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.

OPEN HOUSES

369.24+/- total acres

SEPTEMBER 9 at 5:00 pm - 7:00 pm ET

