

EXCELLENT QUALITY FARMLAND

WIND
TURBINE
INCOME

BENTON CO | CENTER TWP

AUCTION

November 8th | 6:30 pm ET

AUCTION LOCATION

Benton County Annex
410 Adeway | Fowler, IN 47944

2
TRACTS

152.8^{+/-} total
acres

PROPERTY LOCATION

At the northeast part of the
intersection of US 41 and
CR 100 S

ZONING

Agricultural

PROPERTY TYPE

Farm

TOPOGRAPHY

Level

SOIL TYPES

Drummer silt clay loam
Barce loam, Crane loam
Corwin silty clay loam
Selma silty clay loam

ANNUAL TAXES

\$2,510



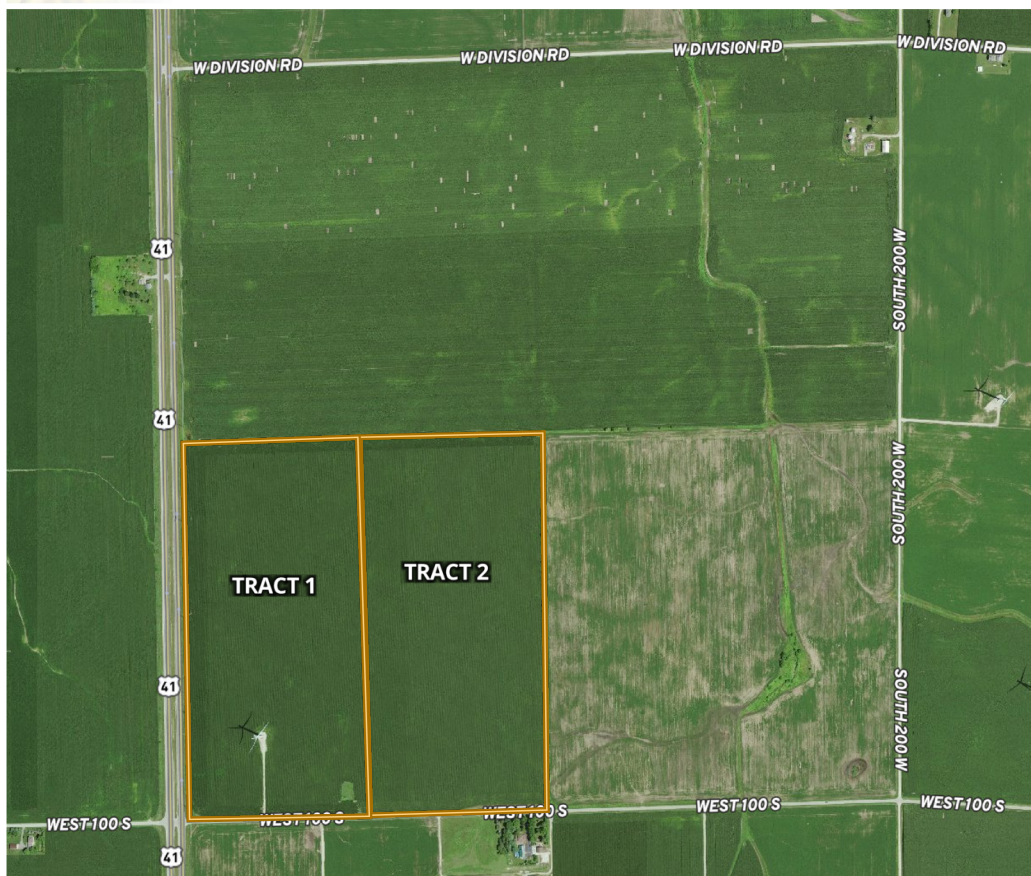
John Bechman
765.404.0396
jbechman@halderman.com

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.



FARM: F & L Farms Partnership
HLS# JRB-12706 (21)



TRACT 1:

76.4^{+/-} Acres

75.5^{+/-} Tillable

0.7^{+/-} Non-Tillable

Windmill Included

TRACT 2:

76.4^{+/-} Acres

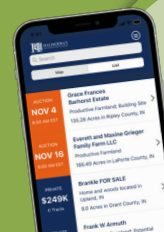
75.7^{+/-} Tillable

0.7^{+/-} Non-Tillable



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



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

Download on the
App Store

GET IT ON
Google Play

November 8th | 6:30 pm ET

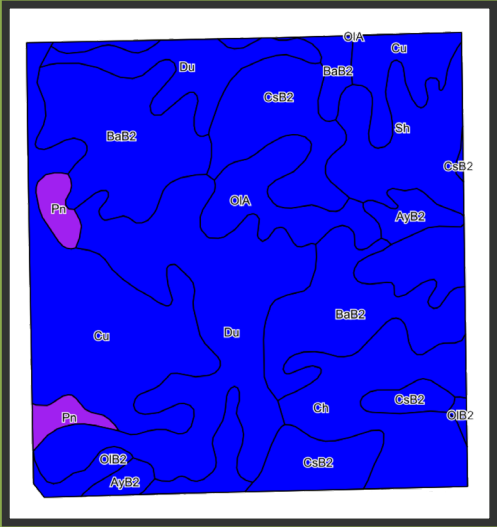
AUCTION

Benton County Annex

152.8^{+/-} total acres

BENTON CO | CENTER TWP

EXCELLENT QUALITY FARMLAND • WIND TURBINE INCOME



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Du	Drummer silty clay loam, 0 to 2 percent slopes	33.30	171	56
BaB2	Barce loam, 2 to 6 percent slopes, eroded	28.17	141	46
Cu	Crane loam, till substratum	26.06	150	46
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	16.24	141	46
Sh	Selma silty clay loam, till substratum	14.43	175	49
Ch	Chalmers silty clay loam	13.49	190	54
OIA	Odell silt loam, 0 to 2 percent slopes	6.81	153	47
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	4.45	148	45
AyB2	Ayr variant fine sandy loam, 2 to 6 percent slopes eroded	3.46	147	48
Pn	Peotone silty clay loam, undrained	3.13	—	—

WEIGHTED AVERAGE (WAPI) 154.9 48.3

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 8, 2021. At 6:30 PM, 152, more or less, will be sold at the Benton County Annex, Fowler, IN. This property will be offered in two tracts as individual units 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 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.

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 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 December 9, 2021. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019
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: Buyer(s) will pay the 2022 ditch assessment and all assessments thereafter.

WIND TURBINE: The farm has a wind turbine on Tract 1. The farm is part of the Fowler Ridge Wind Farm Phase 1. The farm is subject to the easement granted to BP Wind Energy North America, Inc dated 8/30/2007 and the existing wind energy lease.

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.