



PO Box 297 • Wabash, IN 46992

NOVEMBER 23RD | 6:30 pm ET
AUCTION

HAMILTON CO FAIRGROUNDS
2003 Pleasant St | Noblesville, IN 46060

129.73^{+/-} total acres



LARGE BLOCK OF FARMLAND • POTENTIAL BUILDING SITES

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) and Halderman-Harmeyer Real Estate Services, LLC will offer this property at public auction on November 23, 2021. At 6:30 PM, 129.73 acres, more or less, will be sold at the Hamilton County Fairgrounds – Winks Building, Noblesville, 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 Sam Clark at 317-442-0251, Jim Clark at 765-659-4841 or Jaret Wicker at 765-561-1737, at least two days prior to the sale.

ACREAGE: The acreage and road frontages 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 31, 2021. In no event shall the closing be later than December 31, 2021 without consent of The Sellers.

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.

CO-BROKERAGE AGREEMENT: To receive a commission as a buyer's agent, participating agents must make initial contact with Halderman Real Estate Services Inc. on behalf of their buyer. Participating agents must also handle all communication on behalf of his/her buyer. The agent must complete a broker participation form with Halderman Real Estate Services Inc. upon initial contact.

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., Halderman-Harmeyer Real Estate Services LLC, and 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.

NEAR NOBLESVILLE, IN | HAMILTON COUNTY

LARGE BLOCK OF FARMLAND

AUCTION
NOVEMBER 23RD | 6:30 pm ET

AUCTION LOCATION

HAMILTON CO FAIRGROUNDS
2003 Pleasant Street | Noblesville, IN 46060

129.73^{+/-} total acres
POTENTIAL BUILDING SITES



Sam Clark
317.442.0251
samc@halderman.com



Jim Clark
765.659.4841
jimc@halderman.com



Jaret Wicker
765.561.1737
jaretw@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com
FARM: SS&T Realty LLC, HLS# SFC-12705 (21)



Halderman-Harmeyer
Real Estate Services

6
TRACTS

TRACT 1



12.5+/- Acres 7.9+/- Tillable | 4.1+/- Woods
Road Frontage: 1295' on 216th Street and 420' on Creek Road

TRACT 3



14.39+/- Acres 14.3+/- Tillable
Road Frontage: 484' on Creek Road

TRACT 5



37+/- Acres 20.8+/- Tillable | 15.9+/- Woods
Road Frontage: 712' on Creek Road and 464' on SR 37

TRACT 2



12.5+/- Acres 8.1+/- Tillable | 4.3+/- Woods
Road Frontage: 420' on Creek Road

TRACT 4



12.5+/- Acres 12+/- Tillable
Road Frontage: 1295' on 216th Street and 420' on Creek Road

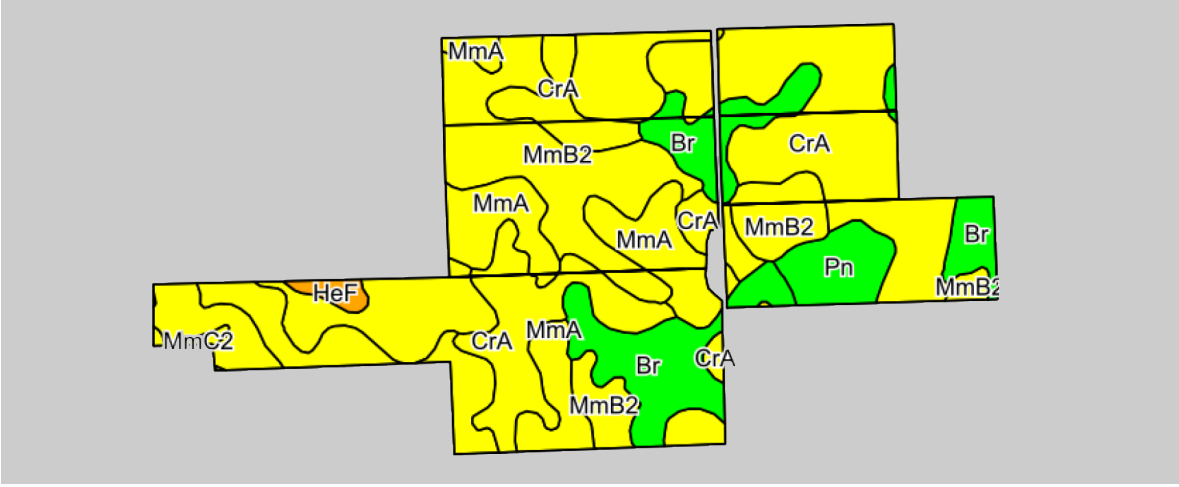
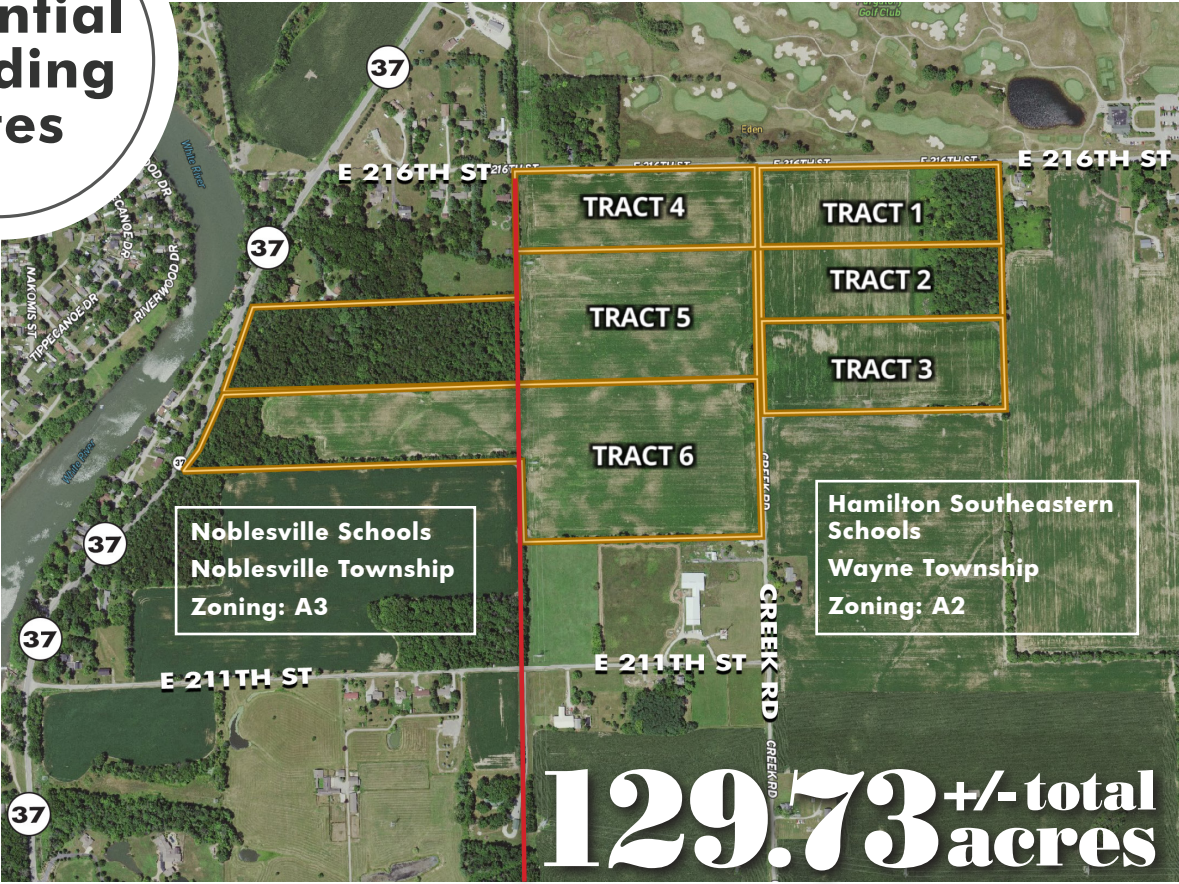
TRACT 6



40.84+/- Acres 36.8+/- Tillable | 3.7+/- Woods
Road Frontage: 832' on Creek Road and 494' on SR 37

Potential Building Sites

LARGE BLOCK OF FARMLAND



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	31.7	154	51
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	31.33	142	49
MmA	Miami silt loam, 0 to 2 percent slopes	18.26	147	50
Br	Brookston silty clay loam, 0 to 2 percent slopes	13.67	173	51
Pn	Patton silty clay loam, 0 to 2 percent slopes	3.69	173	51
HeF	Hennepin loam, 18 to 50 percent slopes	0.83	---	---
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.27	133	47
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	0.09	116	40
WEIGHTED AVERAGE (WAPI)			150.9	49.7

PROPERTY LOCATION

Northeast of Noblesville, IN on the east and west sides of Creek Rd and the south side of 216th St.

SCHOOL DISTRICTS

Hamilton Southeastern and Noblesville Schools

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$2,395.84

ZONING

A2, A3

DITCH ASSESSMENT

\$15.00

*1% Co-Broker Commission



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

