

# AUCTION

VIGO COUNTY FAIRGROUNDS

NOVEMBER 10<sup>TH</sup> | 6:30 pm ET

**201.36<sup>+/-</sup> total acres**

**VIGO CO**

**126.47<sup>+/-</sup> total acres**

**PARKE CO**

**CROPLAND • RECREATIONAL • BUILDINGS/SITE  
WOODS • CREEK • ROAD FRONTAGE**

## Terms and Conditions

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

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 10, 2021. At 6:30 PM, 327.83 acres, more or less, will be sold at the Vigo County Fairgrounds, Terre Haute, 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 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 Personal Representative'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.

**CONSERVATION RESERVE PROGRAM:** CRP payments will be prorated to the day of deed recording by Vigo County FSA, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If the Buyer(s) remove any acres from the CRP contract, that Buyer is solely responsible for repayment of all received payments, interest and penalties.



**CROPLAND • RECREATIONAL • BUILDINGS/SITE**

**327.83<sup>+/-</sup> total acres**

**VIGO CO | PARKE CO**

# AUCTION

**NOVEMBER 10<sup>th</sup> | 6:30 pm ET**



**6 TRACTS**

**AUCTION LOCATION**

**VIGO COUNTY FAIRGROUNDS**  
**3901 US 41 | Terre Haute, IN 47802**



Todd Litten  
812.327.2466  
todd@halderman.com



# TRACT 1



**17.54<sup>+/-</sup> Acres** 17.24<sup>+/-</sup> Tillable

# TRACT 2



**77<sup>+/-</sup> Acres**  
71.13<sup>+/-</sup> Tillable | 4.1<sup>+/-</sup> Woods

# TRACT 3



**50.78<sup>+/-</sup> Acres**  
50.32<sup>+/-</sup> Tillable | 0.46<sup>+/-</sup> Roads

# TRACT 6



**126.47<sup>+/-</sup> Acres**  
100.7<sup>+/-</sup> Tillable | 15.8<sup>+/-</sup> Woods  
10<sup>+/-</sup> Creek

# TRACT 4



**1.62<sup>+/-</sup> Acres of Buildings**  
**36' x 52' Pole Barn** - concrete floor, electric service, partial concrete block sidewalls, sliding door on north end.  
**7' x 7' Small Shed**  
**18' x 32' Pole Barn** - concrete floor, electric service, partial concrete block sidewalls, sliding door on west side, walk door on south side.

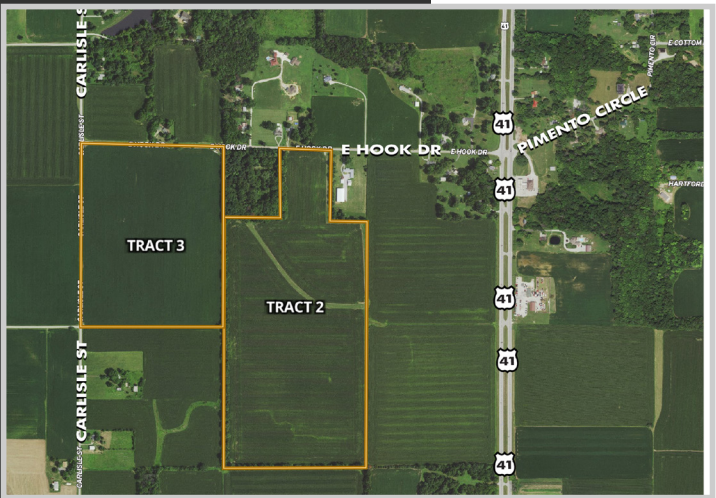
**OPEN HOUSE** (Tract 4)  
Monday, Nov. 1, 4:00pm - 6:00pm ET

# TRACT 5



**54.42<sup>+/-</sup> Acres**  
52.42<sup>+/-</sup> Tillable | 1.0<sup>+/-</sup> Woods

## VIGO CO



**327.83<sup>+/-</sup>**  
**total acres**

**PROPERTY LOCATION**  
Tracts 1-5: 8 miles south of Terre Haute along the west side of US 41 in Vigo County  
Tract 6: 1 mile east of Rosedale in Parke County

**TOPOGRAPHY**  
Level

**SOIL TYPES**  
Iva silt loam, Ragsdale silt loam, Ayrshire fine sandy loam, Princeton fine sandy loam

**SCHOOL DISTRICT**  
Vigo County School Corporation  
  
SW Parke County Community School Corporation

**ZONING**  
Agricultural  
Rural Residential

**ANNUAL TAXES**  
Tracts 1-5: \$7,590.98  
Tract 6: \$2,464.26

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



## PARKE CO

