

TRACT 1

TRACT 1
CAN'T BE
COMBINED
WITH OTHER
TRACTS**80.5+/- Acres**

68+/- Tillable • 12.5+/- Woods

TRACT 2

**160.5+/- Acres**

100.4+/- Tillable • 60.1+/- Woods

TRACT 3

**40+/- Acres**

17.9+/- Tillable • 17.1+/- Woods • 5+/- Home

Includes: 3 bed, 1.5 bath 2,065 sq ft Home with
(2) Pole Barns measuring 36' x 60' & 56' x 72'
and a 24' x 32' Detached Garage

TRACT 4

**30+/- Acres**

29+/- Tillable • 1.0+/- Woods

TRACT 5

**129.5+/- Acres**

98.3+/- Tillable • 25.1+/- Woods

TRACT 6

**65+/- Acres**

54.7+/- Tillable • 10.3+/- Woods

TRACT 7

**77+/- Acres**

72.7+/- Tillable • 2.5+/- Woods

TRACT 8

**46+/- Acres**

30+/- Tillable • 16+/- Woods

EASEMENT
ACCESS
FROM
SR 257

HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297 • Wabash, IN 46992

January 18th | 6:30 pm ET
AUCTION
WASHINGTON PARK COMMUNITY BLDG
WASHINGTON, IN
**628.5+/- total
acres**
8 TRACTS OF PRODUCTIVE CROPLAND • RECREATIONAL
Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on January 18, 2022. At 6:30 PM, 628.5 acres, more or less, will be sold at the Washington Parks and Recreation Department, Washington IN. This property will be offered in eight 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 or 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.

TRACT 1: Tract 1 CANNOT be combined with any other tracts. It must sell separately.

TRACTS 6 & 7: Tracts 6 and 7 CAN be combined with any of tracts 2-8. If Tracts 6 or 7 are combined with any other tracts, the combined bid price will be split into two separate purchase agreements with the total bid price allocated on a per acre basis for the combined tracts.

FARM INCOME: Buyer will receive all 2022 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



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

Buyer's earnest money.

CLOSING: The closing shall be on or before February 28, 2022. If Tracts 2 and 3 sell separately, the closing date for these tracts shall be on or before March 15, 2022. The Sellers have the choice to extend these dates if necessary.

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 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.

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 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 • RECREATIONAL
WOODS • SOUTHEAST OF WASHINGTON, IN**
8
TRACTS

AUCTION
January 18th, 6:30 pm ET
**628.5+/- total
acres**
TRACT 1 CAN'T BE COMBINED WITH OTHER TRACTS
AUCTION LOCATION
**WASHINGTON PARK
COMMUNITY BUILDING**
**501 Burkhart Drive
Washington, IN 47501**
DAVISS CO
VEALE & HARRISON TWP
**HOME • POLE BARN
DETACHED GARAGE**
**1786 E 500 S
Washington, IN 47501**

Sam Clark
317.442.0251
samc@halderman.com

Todd Litten
812.327.2466
toddl@halderman.com


HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | www.halderman.com
**FARM: Gilley Brothers Farms LLC, Gilley
Brothers Farms 1 LLC, PKG Farm LLC
HLS# SFC-12714 (22)**

OPEN HOUSE
January 8, 2:00 - 4:00 pm ET

PROPERTY LOCATION
Southeast of Washington, IN

TRACTS 1-3:
1786 E 500 S, Washington, IN
North side of CR 500 S and
West side of CR 225 E
Veale & Harrison TWP
Daviess CO

TRACT 4:
Southeast corner of intersection
CR 750 S and CR 100 E
Veale TWP, Daviess CO

TRACTS 5-6:
Off of SR 257 and CR 400 S
Harrison TWP, Daviess CO

TRACT 7:
Southwest corner of intersection
CR 750 S and CR 500 E
Harrison TWP, Daviess CO

TRACT 8:
South side of CR 825 S
Harrison TWP, Daviess CO

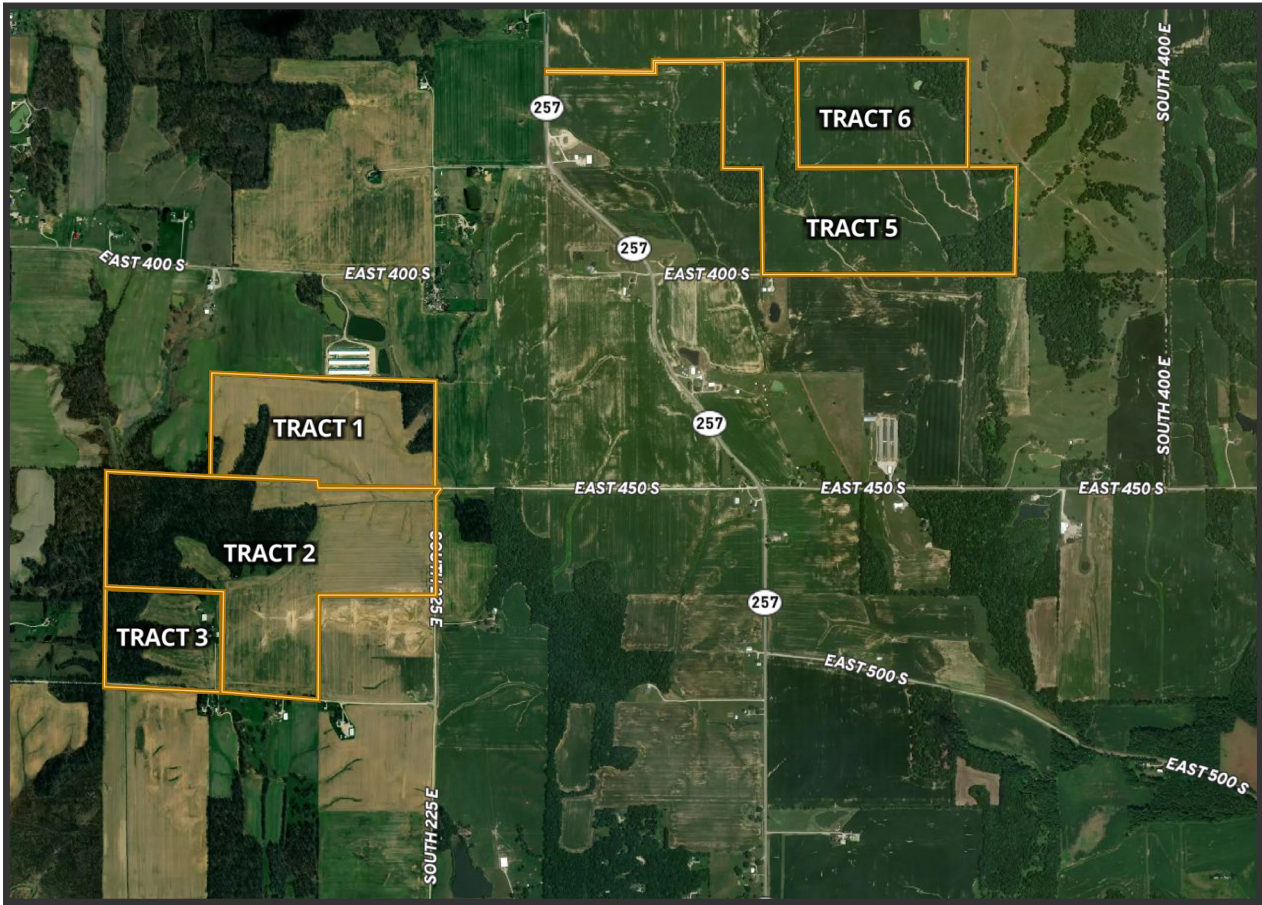
ZONING
Agricultural

SCHOOL DISTRICT
Washington Community
School Corporation

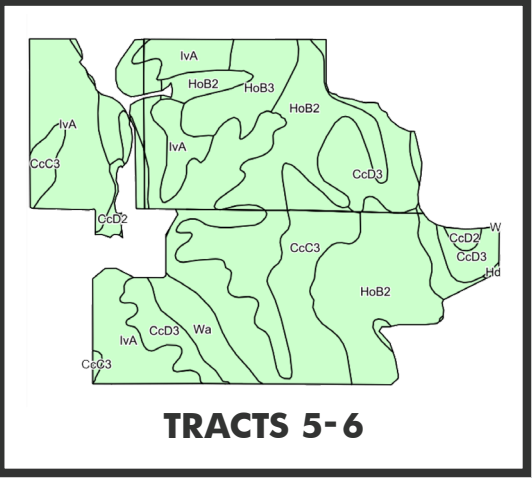
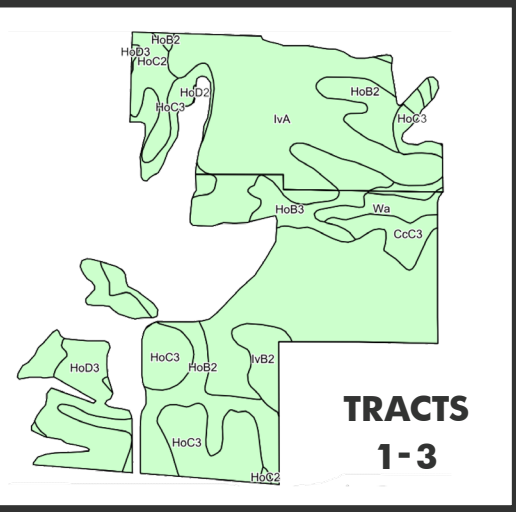
ANNUAL TAXES
\$11,812.34

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

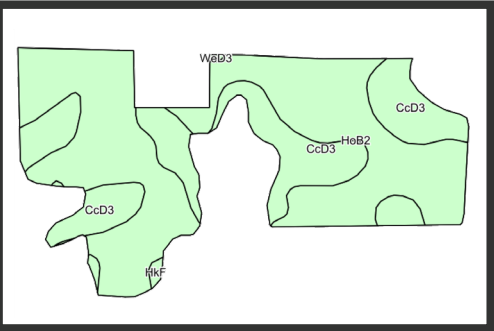
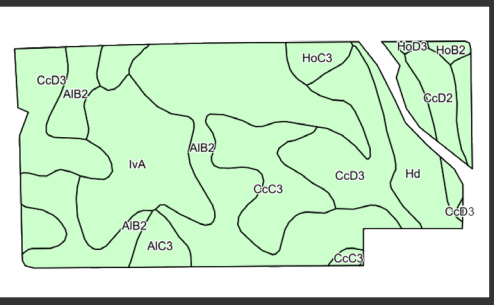
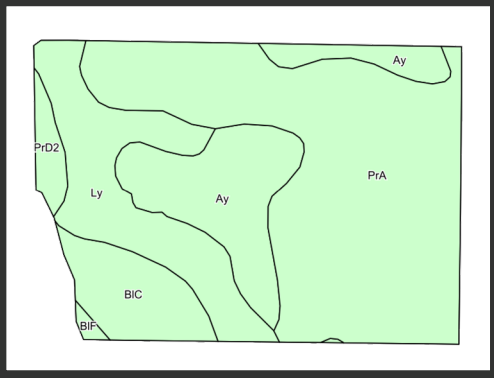
Please register prior
to the auction.



TRACTS 1-3 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
IvA	Iva silt loam, 0 to 2 percent slopes	89.42	164	54
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	25.35	90	29
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	22.63	116	37
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	16.69	82	26
HoB3	Hosmer silt loam, 2 to 5 percent slopes, severely eroded	9.52	97	31
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	6.63	119	39
HoC2	Hosmer silt loam, 5 to 10 percent slopes, eroded	6.20	109	35
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	4.95	102	36
IvB2	Iva silt loam, 2 to 4 percent slopes, eroded	4.90	160	53
WEIGHTED AVERAGE (WAPI)			132.1	43.2



TRACTS 5-6 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	44.98	116	37
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	40.35	102	36
IvA	Iva silt loam, 0 to 2 percent slopes	29.83	164	54
CcD3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	17.08	97	34
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	10.56	119	39
HoB3	Hosmer silt loam, 2 to 5 percent slopes, severely eroded	8.38	97	31
CcD2	Cincinnati silt loam, 12 to 18 percent slopes, eroded	1.75	110	39
Hd	Haymond silt loam, frequently flooded	0.14	120	42
WEIGHTED AVERAGE (WAPI)			118.6	39.6



PRODUCTIVE FARM WITH GOOD YIELDS
Contact us for yield history!

TRACT 4 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
PrA	Princeton fine sandy loam, 0 to 2 percent slopes	15.27	135	47
Ly	Lyles loam	5.32	175	49
Ay	Ayrshire fine sandy loam	5.24	149	49
BIC	Bloomfield loamy fine sand, 6 to 12 percent slopes	2.53	85	30
PrD2	Princeton fine sandy loam, 6 to 12 percent slopes, eroded	0.71	105	37
BIF	Bloomfield loamy fine sand, 18 to 35 percent slopes	0.14	---	---
WEIGHTED AVERAGE (WAPI)			139.1	45.8

TRACT 7 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	27.70	139	43
CcD3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	14.13	97	34
IvA	Iva silt loam, 0 to 2 percent slopes	10.64	164	54
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes	6.66	102	36
Hd	Haymond silt loam, frequently flooded	5.57	120	42
CcD2	Cincinnati silt loam, 12 to 18 percent slopes, eroded	2.89	110	39
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	2.62	90	29
AIC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	1.77	116	36
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	0.51	116	37
HoD3	Hosmer silt loam, 10 to 18 percent slopes, severely eroded	0.20	82	26
WEIGHTED AVERAGE (WAPI)			125.9	41.2

TRACT 8 SOIL MAP				
SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	19.73	116	37
CcD3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	10.10	97	34
HkF	Hickory silt loam, 25 to 50 percent slopes	0.13	---	---
WEIGHTED AVERAGE (WAPI)			109.1	35.8