

FEBRUARY 16<sup>TH</sup> | 6:30 pm ET

# AUCTION

KNIGHTS OF COLUMBUS



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

DECATUR CO

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

BARTHOLOMEW CO

**LARGE PRODUCTIVE FARMS • HOME  
WOODS • PASTURE • POTENTIAL HOME SITE**

#### Terms and Conditions

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 16, 2022. At 6:30 PM, 506.8 acres, more or less, will be sold at the Knights of Columbus 1308 W. Main Street – Greensburg, IN 47240. This property will be offered in seven 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 Michael Bonnell at 812-343-6036 or Dave Bonnell at 812-343-4313 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.

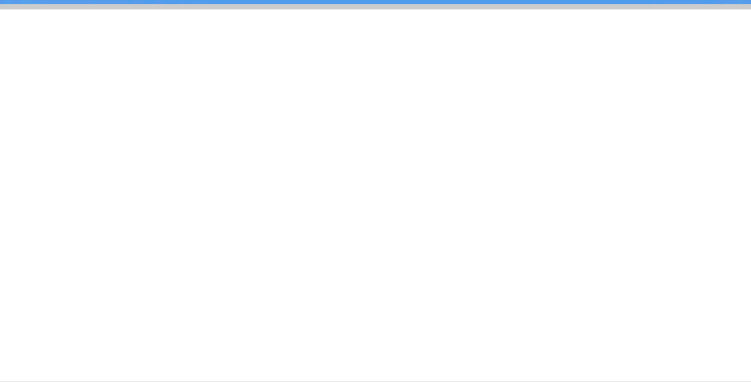
**FARM INCOME:** Buyer to receive all farm income for 2022 and thereafter.

**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.



HOME • PASTURE • WOODS • POTENTIAL HOME SITE

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

DECATUR CO | BARTHOLOMEW CO

# AUCTION

FEBRUARY 16<sup>TH</sup> | 6:30 pm ET



**7 TRACTS**

**AUCTION LOCATION**

## KNIGHTS OF COLUMBUS

1308 W Main Street | Greensburg, IN 47240



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



**Dave Bonnell**  
812.343.4313  
daveb@halderman.com



**Michael Bonnell**  
812.343.6036  
michaelb@halderman.com

Farm: Karl & Eileen Forster Trust, HLS# PDB-12747 (22)





TRACT 1



**121.7+/- Acres** 120.7+/- Tillable

TRACT 2



**76.5+/- Acres** 75.5+/- Tillable

TRACT 3



**89+/- Acres** 88+/- Tillable

TRACT 4



**118.6+/- Acres** 118+/- Tillable

TRACT 5



**36+/- Pasture & Woods**

Fenced Woods | Pasture | Potential Home Site  
25' x 60' Barn | 40' x 80' Open Front Pole Barn

TRACT 6



**64+/- Tillable Acres**

TRACT 7



MLS# 21831018

### Home - 7101 South 250 E, Columbus

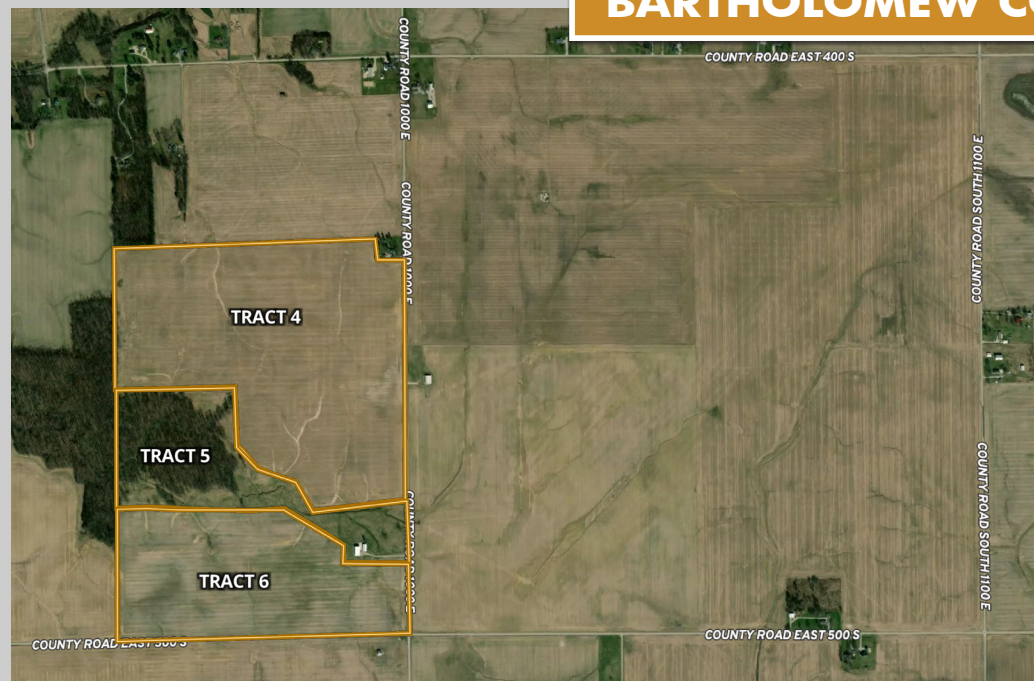
Attractive, well maintained 3 bed, 2 bath, brick ranch home on a large corner lot with full basement, LP gas heat and air conditioning. Foyer leads directly into family room with fireplace which connects to a 19' x 14' dining room/den featuring a built in desk while opening into an 8' x 14' kitchen.

20' x 26' Attached 2 Car Garage  
22' x 28' Detached Shop/Garage

## DECATUR CO



## BARTHOLOMEW CO



# 506.8+/- total acres

### PROPERTY LOCATION

Tracts 1-3: 4 miles west of SR 3 and Westport; 13.6 miles southwest of Greensburg; Located between CR 1000 S and 1100 S in Decatur Co.

Tracts 4-6: 9.6 miles southeast of Columbus and 3 miles east of SR 7; Located at the northwest corner of CR 500 S and CR 1000 E in Bartholomew Co.

Tract 7: Mineral Springs Addition  
7101 S 250 E, Columbus, IN  
Bartholomew Co

Call to schedule a viewing.

### OPEN HOUSE:

January 30 from 1:00pm - 3:00pm ET

Owners will consider and may accept offers prior to the auction.

### TOPOGRAPHY

Level to Gently Rolling

### SOIL TYPES

Cyclone silt loam, Fincastle silt loam, Xenia silt loam, Miami Clay Loam

### SCHOOL DISTRICT

Decatur County Community Schools  
Bartholomew Consolidated School Corporation

### ZONING

Agricultural

### ANNUAL TAXES

Decatur Co, Tracts 1-3: \$5,762.18

Bartholomew Co, Tracts 4-6: \$2,248.90

Home: \$1,390.80

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.

