

FEBRUARY 16TH | 6:30 pm ET **KNIGHTS OF COLUMBUS**



7.2+/- total acres 9.6+/- total acres **DECATUR CO BARTHOLOMEW CO**

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

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

Terms and Conditions

two days prior to the sale.

assessor's records, FSA records and/or aerial photos.

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. CLOSING: The closing shall be on or before March 18, 2022. The Sellers have the #AC69200019) will offer this property at public auction on February 16, 2022. At choice to extend this date, if necessary, in order to complete surveys. 6:30 PM, 506.8 acres, more or less, will be sold at the Knights of Columbus 1308 W. POSSESSION: Possession of land will be at closing, subject to the tenant's rights. 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

REAL ESTATE TAXES: Real estate taxes are \$5,762.18 on Tracts 1-3 & \$2,248 on Tracts 4-6. The Sellers will pay real estate taxes for 2022 due 2023. Buyer will be given a credit at closing for the 2022 real estate taxes due 2023 and will pay all taxes beginning with the spring 2023 installment and all taxes thereafter.

MINERAL RIGHTS: Buyer to received the seller's mineral rights.

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.

HOME • PASTURE • WOODS • POTENTIAL HOME SITE

TRACTS

AUCTION LOCATION KNIGHTS OF COLUMBUS 1308 W Main Street Greensburg, IN 47240





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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.

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

ACREAGE: The acreages listed in this brochure are estimates taken from the county

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

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,

the tract, divided by the tract acreage estimated in the auction brochure.

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







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)





121.7^{+/-} Acres 120.7^{+/-} Tillable



76.5+/- Acres 75.5+/- Tillable

89+/- Acres 88+/- Tillable



118.6^{+/-} Acres 118^{+/-} Tillable



36^{+/-} Pasture & Woods Fenced Woods | Pasture | Potential Home Site 25' × 60' Barn | 40' × 80' Open Front Pole Barn



64^{+/-}Tillable Acres



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 $8' \times 14'$ kitchen.

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







506.8+/- total

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. Online bidding is also available to place a bid. Visit halderman.com or download the Halderman App. Google Play Please register prior to the auction.