

FEBRUARY 22nd | 6:30 pm ET

AUCTION

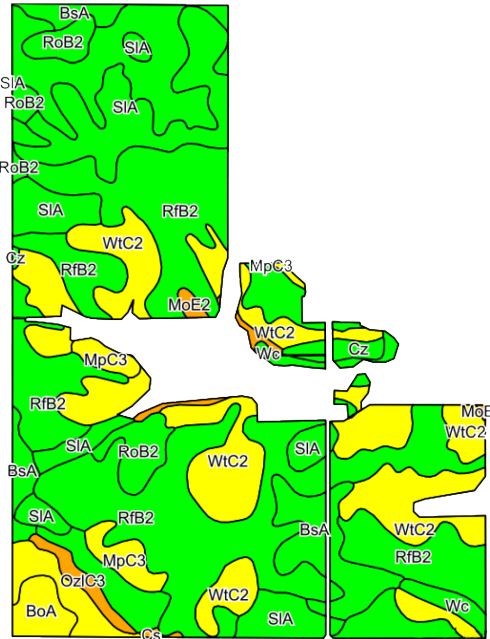
**BEEF HOUSE: 16501 N SR 63
COVINGTON, IN**

HIGHLY PRODUCTIVE GRID TILED FARM • FARMHOUSE • WOODS

WARREN COUNTY

**359^{+/-} total
acres**

**6
tracts**



	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	116.49	133	47
WtC2	Williamstown-Rainsville silt loams, 6 to 12 percent slopes, eroded	63.39	122	43
SIA	Starks silt loam, till substratum, 0 to 2 percent slopes	40.70	160	52
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	32.00	185	65
BsA	Brenton silt loam, till substratum, 0 to 2 percent slopes	18.07	169	52
RoB2	Rockfield silt loam, 2 to 6 percent slopes, eroded	10.80	141	50
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.46	121	41
CaB2	Cadiz silt loam, moderately wet, 1 to 6 percent slopes, eroded	5.88	131	46
Wc	Wakeland Variant silt loam, occasionally flooded	5.01	145	44
BoA	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	4.72	124	42
OzIC3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	2.80	105	33
MoE2	Miami loam, 15 to 25 percent slopes, eroded	2.47	---	---
Cs	Comfrey loam, stratified substratum, frequently flooded, undrained	0.37	---	---
WEIGHTED AVERAGE (WAPI)			140.4	48.3

FARM: Pusey McCloud Family Farm, LP

HIGHLY PRODUCTIVE GRID TILED FARM | WOODED ACREAGE
4 BED, 2 BATH FARMHOUSE WARREN CO | WASHINGTON TWP

February 22nd, 6:30 pm ET

AUCTION

AUCTION LOCATION:

**BEEF HOUSE
16501 N SR 63
Covington, IN 47932**



**359^{+/-} total
acres**

6 TRACTS

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



Sam Clark
317.442.0251
samc@halderman.com



Jim Clark
765.659.4841
jimc@halderman.com

TRACT 1

**132+/- Acres**

130.3+/- Tillable | 0.7+/- Woods

TRACT 2

**23+/- Acres**

22+/- Woods | 1+/- Tillable

TRACT 3

**121.5+/- Acres**

117.6+/- Tillable | 3.7+/- Woods

TRACT 4

**2.5+/- Home Acres**Two-Story Home with 3,688 sq ft
4 beds | 2 baths | 26' x 68' Shed

TRACT 5

**21.5+/- Acres**

16.3+/- Woods | 5+/- Tillable

TRACT 6

**58.5+/- Acres**

55.1+/- Tillable | 2.5+/- Woods

PROPERTY LOCATION2 miles west of Williamsport
on the north side of SR 28
and the east and west
sides of CR 100 West**ZONING**

Agricultural

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Warren County MSD

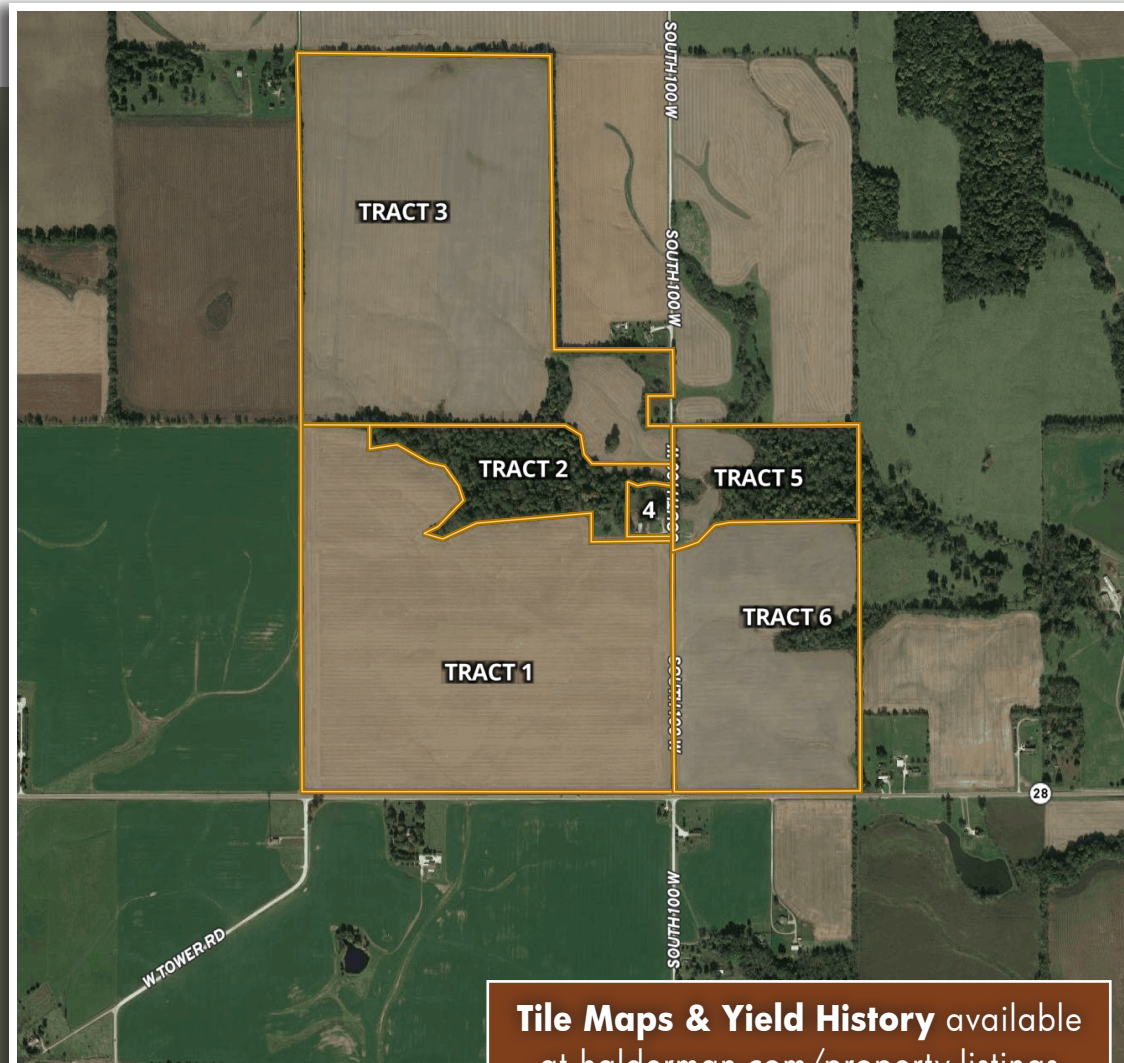
ANNUAL TAXES

\$9,789.02

6
Tracts**359+/- total
acres**

309+/- Tillable | 2.3+/- Non-Tillable

45.2+/- Woods | 2.5+/- Home

OPEN HOUSESunday, January 30
from 2:00pm - 4:00pm ETAdditional information including photos are available at halderman.com.**ONLINE BIDDING is also available! To place an online bid,**
visit halderman.com or download the **Halderman App**.
Please register prior to the auction.**Tile Maps & Yield History** available
at halderman.com/property-listings**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 22, 2022. At 6:30 PM, 359 acres, more or less, will be sold at the Beef House, Covington, 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 or Jim Clark at 765-659-4841, 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 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 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 April 8, 2022. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to Farm Lease for 2022. Possession of the buildings will be at closing.

FARM LEASE: Purchaser will assume the farm lease for 2022. Purchaser may, at their option, either assume the existing crop share lease or a cash rent lease at \$300/tillable acre. If Purchaser chooses the crop share lease option, Purchaser will reimburse the Seller \$44.96/tillable acre for fall burndown and prepay of

nitrogen and dry fertilizer expenses already incurred for the 2022 crop.

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-BROKE: A \$2000 co-broker fee is offered only on Tract 4. To receive a commission as a buyer's agent, participating agents must make initial contact with Halderman Real Estate Services Inc. on behalf of his/her 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., 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.

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