

March 30th, 6:30 pm ET AUCTION

**Heartland Hall at the
Delaware County Fairgrounds**

AUCTION LOCATION

**5
tracts**

**131.99^{+/-}
total acres**

**PRODUCTIVE
CROPLAND**

**ATTRACTIVE
WOODED
LAND**

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Aut. Lic. #AC69200019) will offer this property at public auction on March 30, 2022. At 6:30 PM, 131.99 acres, more or less, will be sold at the Heartland Building at the Delaware County Fairgrounds, 1210 Wheeling Ave, Muncie, IN. This property will be offered in five 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 Chris Peacock at 765-546-0592 or Lauren Peacock at 765-546-7359 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 2022: Purchaser shall be credited at closing \$175.00 per tillable acre for their portion of the 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.

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

CLOSING: The closing shall be on or before May 15, 2022. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to date of closing.

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.

BUYER'S PREMIUM: Purchaser shall pay a buyer's premium at closing to Halderman Real Estate Services for 2% of the sales price.

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.

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**MUNCIE, IN
DELAWARE CO | SALEM & MONROE TWP**

March 30th, 6:30 pm ET AUCTION

**Delaware Co Fairgrounds: Heartland Hall
1210 Wheeling Avenue, Muncie, IN 47303**

AUCTION LOCATION

5 TRACTS

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



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



Chris Peacock
765.546.0592
chrisp@halderman.com



Lauren Peacock
765.546.7359
lauren@halderman.com

Farm: James W. Findling Jr. Revocable Trust, HLS# CCP-12749 (22)

TRACT 1



52+/- Acres

51.83+/- Tillable • 0.17+/- Road

TRACT 2



45.39+/- Acres

45.32+/- Tillable • 0.07+/- Road

TRACT 3



15.6+/- Acres

15.28+/- Woods • 0.32+/- Road

TRACT 4



6+/- Acres

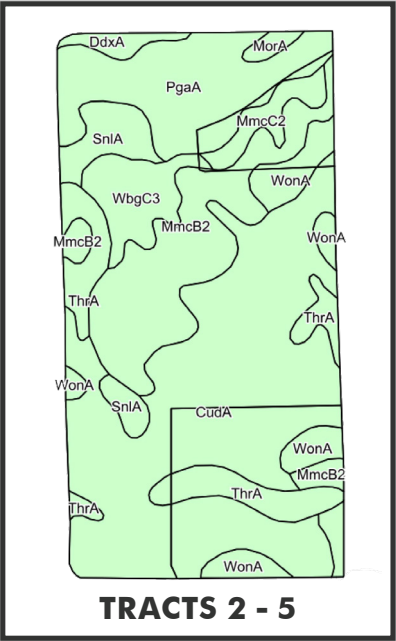
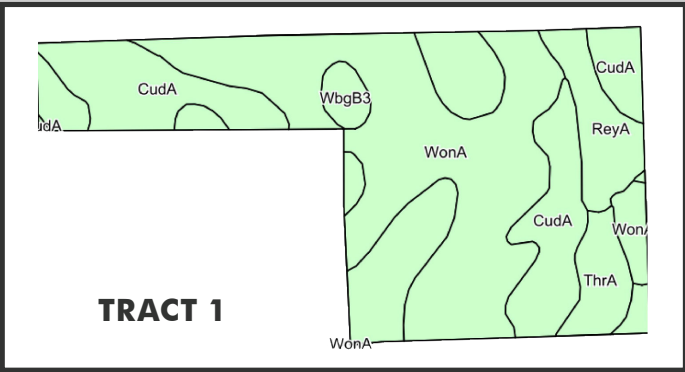
5.99+/- Woods • 0.01+/- Road

TRACT 5



13+/- Acres

12.91+/- Tillable • 0.09+/- Road



TRACT 1 SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
WonA	Williamstown silt loam, 0 to 2 percent slopes	23.66	145	52
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	19.61	142	54
ReyA	Rensselaer loam, 0 to 1 percent slopes	4.66	173	92
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	2.52	181	75
WbgB3	Wapahani clay loam, 1 to 5 percent slopes, severely eroded	1.06	136	22

WEIGHTED AVERAGE (WAPI) 148 *n 56.9

TRACTS 2-5 SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	34.30	142	54
MmcB2	Miami loam, 2 to 6 percent slopes, eroded	13.39	140	42
PgaA	Pella silty clay loam, 0 to 1 percent slopes	10.95	173	94
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	6.45	181	75
WonA	Williamstown silt loam, 0 to 2 percent slopes	4.80	145	52
WbgC3	Wapahani clay loam, 5 to 10 percent slopes, severely eroded	3.87	128	26
SniA	Southwest silt loam, 0 to 1 percent slopes	3.43	163	92
MmcC2	Miami loam, 6 to 12 percent slopes, eroded	1.93	134	37
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	1.01	151	69
MorA	Milford mucky silty clay, pothole, 0 to 1 percent slopes	0.55	87	85

WEIGHTED AVERAGE (WAPI) 148.9 *n 59.3

*n: The aggregation method is "Weighted Average using all components"



PROPERTY LOCATION

Tract 1: Approximately 4 miles SW of Muncie, IN
Tracts 2-5: Approximately 3 miles E of Daleville, IN

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Tract 1: Cowan Community School District
Tracts 2-5: Daleville Community Schools

ZONING

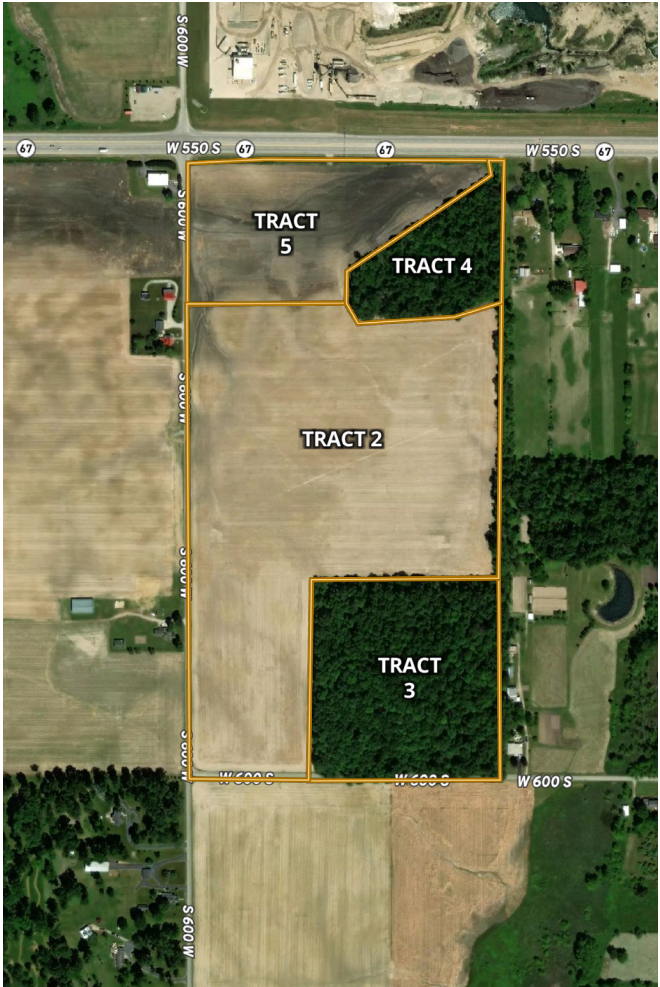
Agricultural, Commercial

ANNUAL TAXES

\$3,054

DITCH ASSESSMENT

\$132



131.99+/- total acres

TOTAL TRACT BREAKDOWN: 108.12+/- Tillable • 21.28+/- Woods

INSPECTION: Tuesday, March 15, 4:00 pm - 5:00 pm ET

Additional information including photos are available at halderman.com. Visit halderman.com or download the **Halderman App**. Please register prior to the auction.

