



April 14th | 6:30 pm ET

Delaware Co Fairgrounds Heartland Hall

1210 N Wheeling Ave., Muncie, IN

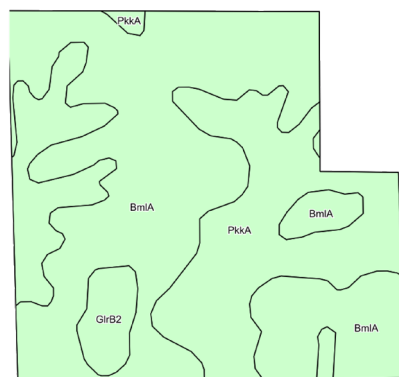
PRODUCTIVE CROPLAND • RURAL HOME • FARM BUILDINGS

DELAWARE COUNTY

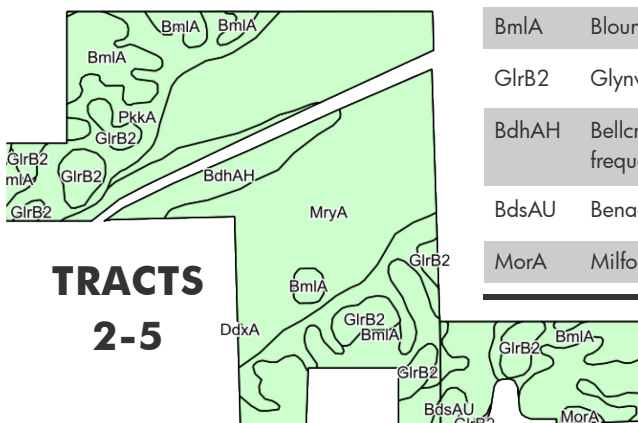
170.17⁺-total acres

5 tracts

5 tracts



TRACT 1



TRACTS

2-5

SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	22.12	141	61
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	13.39	157	66
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	1.42	129	40
WEIGHTED AVERAGE (WAPI)			146.3	*n 62

SOIL DESCRIPTION		ACRES	CORN	*n NCCPI SOYBEANS
MryA	Millgrove silty clay loam, 0 to 1 percent slopes	50.27	171	87
PkkA	Pewamo silty clay loam, 0 to 1 percent slopes	29.29	157	66
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	22.67	141	61
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	9.85	129	40
BdhAH	Bellcreek silty clay loam, 0 to 1 percent slopes, frequently flooded, brief duration	8.27	138	77
BdsAU	Benadum silt loam, undrained, 0 to 1 percent slopes	0.87	8	31
MorA	Milford mucky silty clay, pothole, 0 to 1 percent slopes	0.51	87	85
WEIGHTED AVERAGE (WAPI)			154.9	*n 72.2

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

PRODUCTIVE CROPLAND | RURAL RESIDENTIAL HOME
FARM BUILDINGS DELAWARE CO | HARRISON TWP

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AUCTION

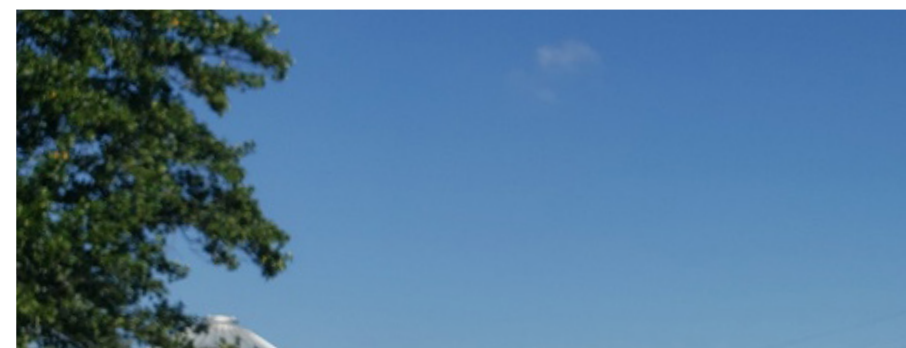
AUCTION LOCATION:

Delaware Co Fairgrounds Heartland Hall

1210 N. Wheeling Ave.
Muncie, IN 47303

170.17^{+/-}
total acres

5 TRACTS



Chris Peacock
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Lauren Peacock
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Larry Jordan
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lj@halderman.com

800.424.2324 | halderman.com

FARM: John D. & Jeanette Colter HLS# CCP-12766 (22)

TRACT 1

**37.8+/- Acres**

36.93+/- Tillable | 0.87+/- Roads/Waste

TRACT 2

**50+/- Acres**

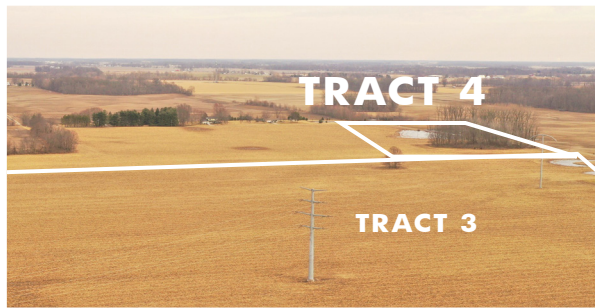
46.58+/- Tillable | 3.42+/- Roads/Waste

TRACT 3

**57.37+/- Acres**

57+/- Tillable | 0.18+/- Roads/Waste

TRACT 4

**20+/- Acres**

17.96+/- Tillable | 1.41+/- Woods

0.63+/- Roads/Waste

TRACT 5

**5+/- Home Acres**

1,404 sq ft Home; built in 1995

100' x 104' Pole Barn with 20' x 104' Lean To | 40' x 45' Shop attached to 44' x 64' Frame Barn

**PROPERTY LOCATION**

Tract 1: Immediately west and south 9101 CR 450 W, Muncie, IN 47304

Tracts 2 - 4: 10 miles northwest of Muncie, IN

Tract 5: 6700 W CR 650 N, Muncie, IN 47304

ZONING

Agricultural

SCHOOL DISTRICT

Wes-Del Community Schools

ANNUAL TAXES

\$7,038.78

TOPOGRAPHY

Gently Rolling

WATER SUPPLY

Well

DITCH ASSESSMENT

\$181.58

OPEN HOUSES

Thursday, March 31 from 4:30 pm - 6:00 pm ET

Monday, April 4 from 4:30 pm - 6:00 pm ET

5
TractsAdditional 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.****Terms and Conditions**

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on April 14, 2022. At 6:30 PM, 170.17 acres, more or less, will be sold at the Delaware County Fairgrounds Heartland Building, 1210 N Wheeling Ave, Muncie, IN 47303. 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, Lauren Peacock at (765)546-7359, Larry Jordan at (765)473-5849, or AJ Jordan at (317)697-3086 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 credit for the 2022 cash rent at closing in the amount of \$35,000.

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.

CLOSING: The closing shall be on or before May 30, 2022. The Sellers have the choice to extend this date, if necessary, in order to complete surveys.



POSSESSION: Possession of buildings will be at closing. Possession of land will be at closing, subject to the tenant's rights to the 2022 crop harvest. Buyer will receive a credit for the 2022 cash rent at closing in the amount of \$35,000.

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, that will be prorated to the date of closing, and all assessments thereafter.

MINERAL RIGHTS: Buyer will receive all of 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.

AUCTION CONDUCTED BY:

RUSSELL D. HARMAYER, IN
Auct. Lic. #AU10000277
HRES IN Lic. #AC69200019