



June 14th | 6:30 pm ET

MONROE COUNTY FAIRGROUNDS

5700 W AIRPORT RD | BLOOMINGTON, IN

409.08^{+/-} total acres

7 TRACTS IN MONROE CO

POTENTIAL BUILDING SITES • CROPLAND • HOME • FARM BUILDINGS

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on June 14, 2022. At 6:30 PM, 409.08 acres, more or less, will be sold at the Monroe County Fairgrounds Community Building, 5700 W Airport Road, Bloomington, IN 47403. 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 Rusty Harmeyer at 765-570-8118 or Todd Litten at 812-327-2466 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.

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 General Warranty Deed

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
Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

CLOSING: The closing shall be on or before August 17, 2022. The Sellers have the choice to extend this date, if necessary, in order to complete surveys.

POSSESSION: Possession of land will be at closing; possession of buildings will be 30 days after closing.

REAL ESTATE TAXES: Taxes will be prorated to date of closing.

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.

MONROE CO | INDIAN CREEK TWP

7 TRACTS

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AUCTION



TRACT 3 - 80' x 100' Barn
concrete floor, silo, automatic feeder,
feed room, automatic waterer



TRACT 3 - 1164 sq ft Home
2 bedroom, 2 bath, Slab

24' x 54' Open Shed
stone floor



TRACT 4 - 80' x 200' Barn
water, electric, full concrete floor,
multiple fenced lots on both sides

36' x 72' Hoop Barn
stone floor, open on both ends



Rusty Harmeyer
765.570.8118
rustyh@halderman.com



Todd Litten
812.327.2466
toddli@halderman.com

FARM: Willoughby, HLS# RDH-12772 (22) 800.424.2324 | halderman.com Real Estate Services

AUCTION LOCATION

MONROE COUNTY FAIRGROUNDS

5700 W AIRPORT RD BLOOMINGTON, IN

**Halderman-Harmeyer**

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

TRACT 1



4.7+/- Acres

4.5+/- Tillable • 0.2+/- Roads/Other

TRACT 2



94.07+/- Acres

24.5+/- Tillable • 20+/- Pasture
49+/- Woods/Creek • 0.57+/- Roads/Other

TRACT 3



11.01+/- Acres

3+/- Tillable • 5+/- Pasture
1+/- Woods/Creek • 2.01+/- Roads/Bldg Site

TRACT 4



85.09+/- Acres

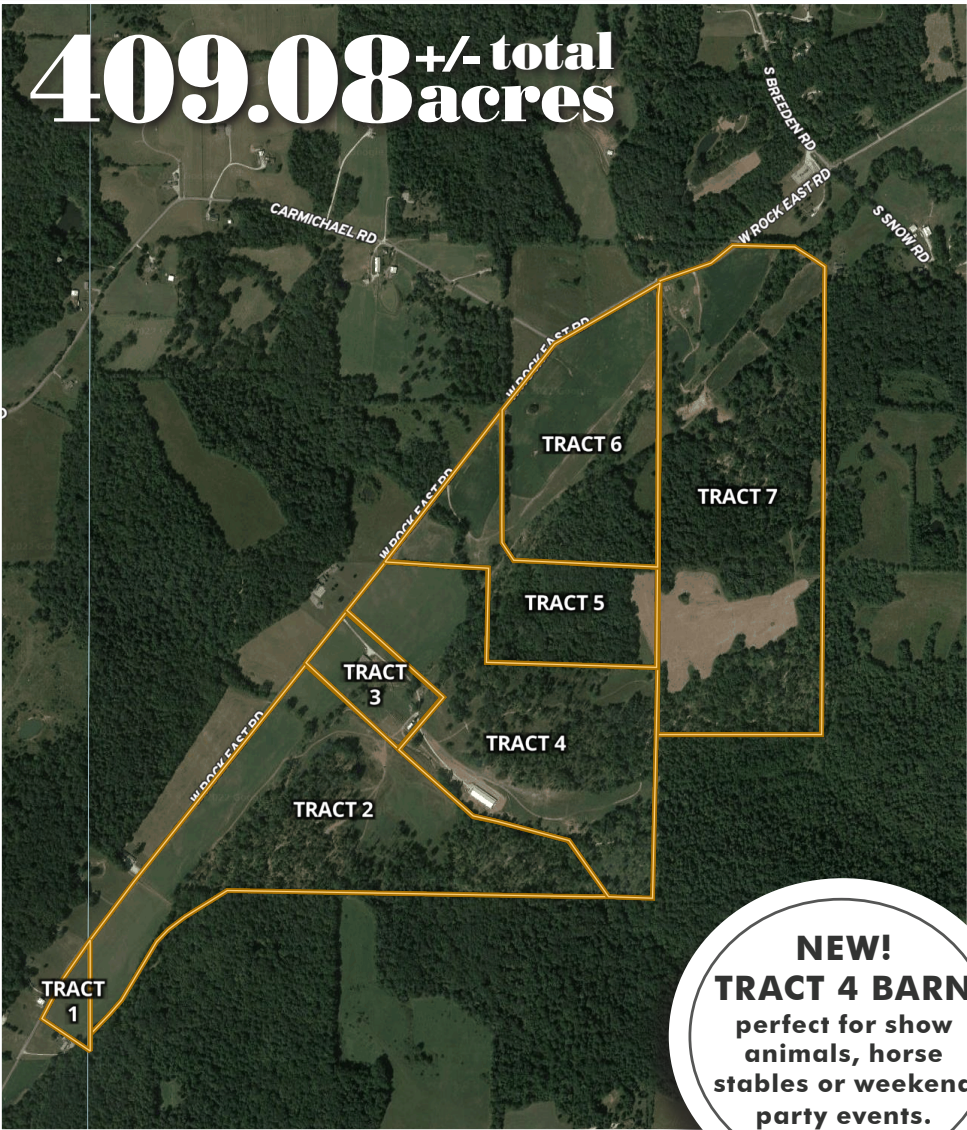
14.23+/- Tillable • 25+/- Pasture
43.5+/- Woods/Creek • 2.36+/- Roads/Bldg Site

TRACT 5



40.1+/- Acres

11.9+/- Tillable • 3.6+/- Pasture
23.5+/- Woods/Creek • 1.1+/- Roads/Other



TRACT 6



56.51+/- Acres

30.5+/- Tillable • 5+/- Pasture
20+/- Woods/Creek • 1.01+/- Roads/Other

TRACT 7



117.6+/- Acres

16.75+/- Tillable • 24.5+/- Pasture
75+/- Woods/Creek • 1.35+/- Roads/Other



ALL 7 TRACTS HAVE
POTENTIAL BUILDING SITES

This multi-use property provides a great opportunity for raising cattle, sheep, or horses in a quiet country setting, yet close to town, being only a 20 minute drive into Bloomington. The perimeter of the property has been fenced with all new fencing built in the last two years.

Deer and turkey abound, and the various sized tracts offer the hunter or recreational buyer the opportunity to purchase their weekend get-away, or a place to build the home of their dreams. The scenic areas along the creek running through the property offer many spots for peaceful afternoons!

PROPERTY LOCATION

9501 W Rock East Road
Bloomington, IN 47403

4.5 miles south of SR 45 along
the south side of Rock East Rd
just west of the intersection of
Breden/Rock East Roads

ZONING

Agricultural

TOPOGRAPHY

Level to Rolling

SCHOOL DISTRICT

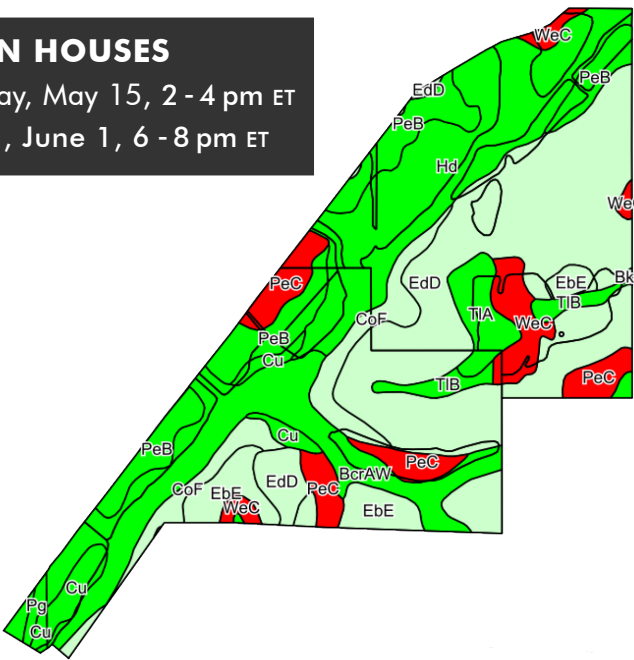
Monroe County Community Schools

ANNUAL TAXES

\$9,710.22

OPEN HOUSES

Sunday, May 15, 2 - 4 pm ET
Wed., June 1, 6 - 8 pm ET



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
EdD	Ebal-Wellston-Gilpin silt loams, 12 to 18 percent slopes	131.82	97	34
Hd	Haymond silt loam, frequently flooded	69.63	120	42
BcrAW	Beanblossom silt loam, 0 to 3 percent slopes, occasionally flooded very brief duration	54.19	107	38
PeB	Pekin silt loam, 2 to 6 percent slopes	38.12	131	46
CoF	Corydon Variant-Caneyville Variant complex, 25 to 70 percent slopes	22.50	-----	-----
PeC	Pekin silt loam, 6 to 12 percent slopes	22.40	120	42
EbE	Ebal-Gilpin-Hagerstown silt loams, 18 to 25 percent slopes	20.16	-----	-----
WeC	Wellston silt loam, 6 to 12 percent slopes	15.26	123	44
TIA	Tilsit silt loam, 0 to 2 percent slopes	10.74	125	44
Cu	Cuba silt loam, frequently flooded	9.72	115	40
TIB	Zanesville silt loam, 2 to 6 percent slopes	7.42	133	52
Pg	Piankeshaw silt loam, frequently flooded	1.89	130	46
PdB2	Pekin silt loam, 2 to 6 percent slopes, eroded	1.39	130	46
Cu	Cuba silt loam, frequently flooded	1.05	110	39
BkF	Brownstown-Gilwood silt loams, 25 to 75 percent slopes	0.19	-----	-----

WEIGHTED AVERAGE (WAPI) 99.6 35.1



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

