

PRODUCTIVE FARM • POTENTIAL SOLAR DEVELOPMENT

WHITE CO | HONEY CREEK TWP

September 29<sup>th</sup> | 6:30 pm ET

# AUCTION

**BEST WESTERN PLUS - BRANDYWINE INN & SUITES**

304 South Sixth Street | Monticello, IN 47960



TRACT 1

**76 +/- Acres**

72.0+/- Tillable • 4.0+/- Woods



TRACT 2

**38 +/- Acres**

32.13+/- Tillable • 5.87+/- Woods, Grass, Buildings

**114 +/- total acres**

**PROPERTY LOCATION**

1.5 miles east of Reynolds at the intersection of CR 125 E and Division Road

1483 E Division Road  
Reynolds, IN 47980

**ZONING**

Agricultural

**TOPOGRAPHY**

Level

**SCHOOL DISTRICT**

North White School Corporation

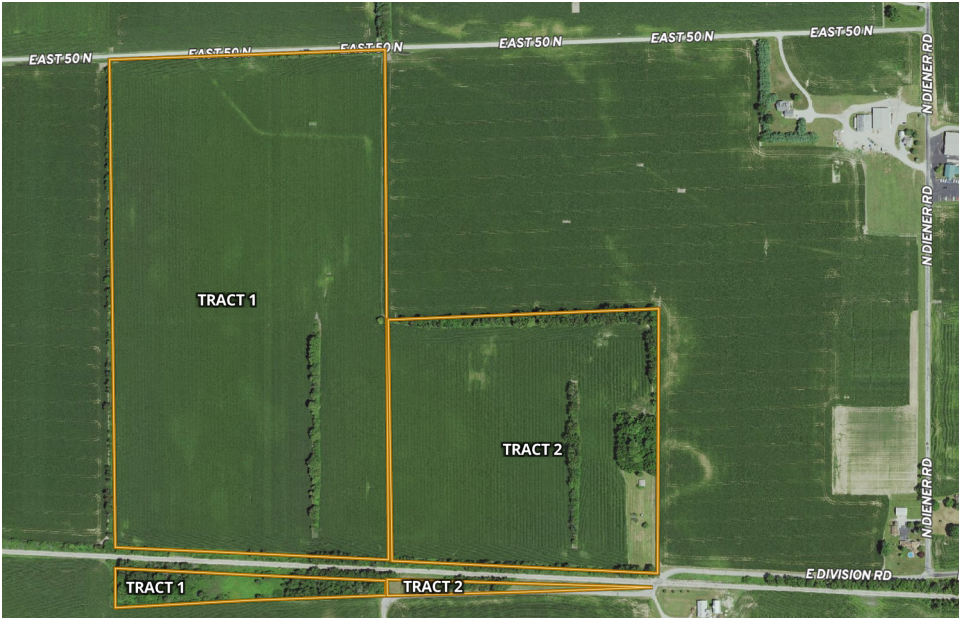
**ANNUAL TAXES**

\$1,738.48

**DITCH ASSESSMENT**

\$91.20

24 x 32 Pole Barn  
6 x 6 Utility Shed  
(not pictured)



Additional information including photos are available at [halderman.com](http://halderman.com).



Gary Bohlander  
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[garyb@halderman.com](mailto:garyb@halderman.com)

Contact Gary with questions regarding potential solar development.

Farm: Helen Higgins Trust  
HLS# GDB-12814 (22)



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT  
800.424.2324 | [halderman.com](http://halderman.com)



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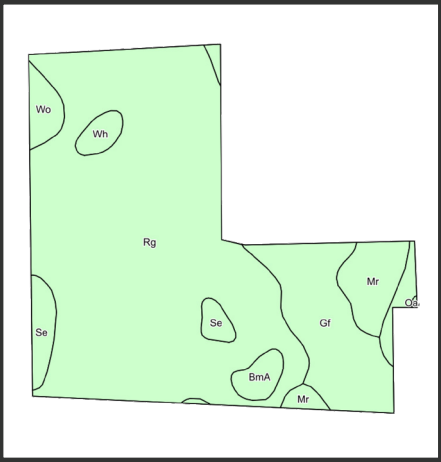
BEST WESTERN PLUS

Brandywine Inn & Suites

304 South Sixth Street | Monticello, IN 47960

PRODUCTIVE FARM IN A GOOD AREA  
WHITE CO • 2 TRACTS

114<sup>+/-</sup> total acres



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Rg	Rensselaer loam, sandy substratum	74.46	175	49
Gf	Gilford fine sandy loam	14.34	148	33
Mr	Morocco fine sand	5.87	97	27
Se	Seafield fine sandy loam	3.53	122	35
Wo	Wolcott clay loam	2.26	175	49
BmA	Brems loamy fine sand, 0 to 2 percent slopes	1.90	82	29
ChB	Chelsea fine sand, 2 to 6 percent slopes	1.58	91	32
Wh	Whitaker silt loam	1.52	150	49
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	0.06	82	29

WEIGHTED AVERAGE (WAPI) 161.9 44.5

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 29, 2022. At 6:30 PM, 114 acres, more or less, will be sold at Best Western Plus Brandywine Inn & Suites, 304 South Sixth Street, Monticello, IN 47960. This property will be offered in two tracts as individual units or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. 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 Gary Bohlander at (765) 794-0221, 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: A boundary survey will be done before closing, the cost of which will be shared 50/50 by the Seller and the Buyer(s). The purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres excluding RR ROW. 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 Seller reserves 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 Seller will provide a Trustee's Deed at closing.

EVIDENCE OF TITLE: The Seller 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, and no later than, November 3, 2022.

POSSESSION: Possession of Land will be at closing, subject to the tenant's rights the 2022 harvest. Possession of the Buildings will be at closing.

REAL ESTATE TAXES: The Seller will pay real estate taxes for 2022 due 2023 at closing. The buyer(s) will receive a credit for the 2022 taxes at closing and will pay all taxes beginning with the spring 2023 installment and all taxes thereafter.

DITCH ASSESSMENTS: The Seller will pay the ditch assessments for 2022 due 2023 at closing. The buyer(s) will receive a credit for the 2022 assessments at closing and will pay all ditch assessments beginning with the spring 2023 installment and all ditch assessments thereafter.

MINERAL RIGHTS: All mineral rights owned by the Seller 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. Conduct 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. HARMEYER, IN  
Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019



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