



PO Box 297 • Wabash, IN 46992

AUCTION

November 3rd, 6:30 pm ET
Delaware County Fairgrounds

PRODUCTIVE CROPLAND • BUILDINGS • HOME
POTENTIAL WOODED BUILDING SITES • **DELAWARE CO**

40+/- total acres

3 TRACTS

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 3, 2022. At 6:30 PM, 40 acres, more or less, will be sold at Delaware County Fairgrounds Heartland Hall, 1210 N. Wheeling Avenue, Muncie, IN 47303. This property will be offered in three (3) 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 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, AJ Jordan at (317)697-3086, or Larry Jordan at (765)473-5849 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 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.

BUYER'S PREMIUM: The Buyer's Premium is 1.5% of the Purchase Price.

CLOSING: The closing shall be on or before, December 31, 2022, unless the seller chooses to extend the closing date.

POSSESSION: Possession of land will be given at closing.

REAL ESTATE TAXES: The real estate taxes will be prorated to the date of closing.

DITCH ASSESSMENTS: The ditch assessments will be prorated to the 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.


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

ONLINE BIDDING IS ALSO AVAILABLE

TO PLACE AN ONLINE BID, visit halderman.com or download the Halderman App. Please register prior to the auction by scanning the QR code.



PRODUCTIVE CROPLAND IN A STRONG BASIS AREA
HOME • BUILDINGS • POTENTIAL WOODED BUILDING SITES



40+/- total acres



3 TRACTS



DELAWARE CO | SALEM TWP

AUCTION

Thursday, November 3rd, 6:30 pm ET

AUCTION LOCATION

**DELAWARE COUNTY FAIRGROUNDS
HEARTLAND HALL**

1210 N Wheeling Avenue | Muncie, IN 47303



HALDERMAN

REAL ESTATE & FARM MANAGEMENT



Chris Peacock
765.546.0592
chrisp@halderman.com



Lauren Peacock
765.546.7359
lauren@halderman.com



AJ Jordan
317.697.3086
ajj@halderman.com



Larry Jordan
765.473.5849
lj@halderman.com

SELLER: The Estate of Marvin L. Bartle, HLS# CCP-12830 (22)

800.424.2324 | halderman.com

PROPERTY LOCATION

On the north side of CR 700 S, approximately 1/4 mile west of CR 300 West.

5500 W CR 700 S
Daleville, IN 47334

OPEN HOUSES

Sunday, October 9
from 1:30 pm - 3:00 pm ET

Thursday, October 13
from 4:00 pm - 5:30 pm ET

TOPOGRAPHY
Gently Rolling

WATER SUPPLY
Well

UTILITIES
Septic

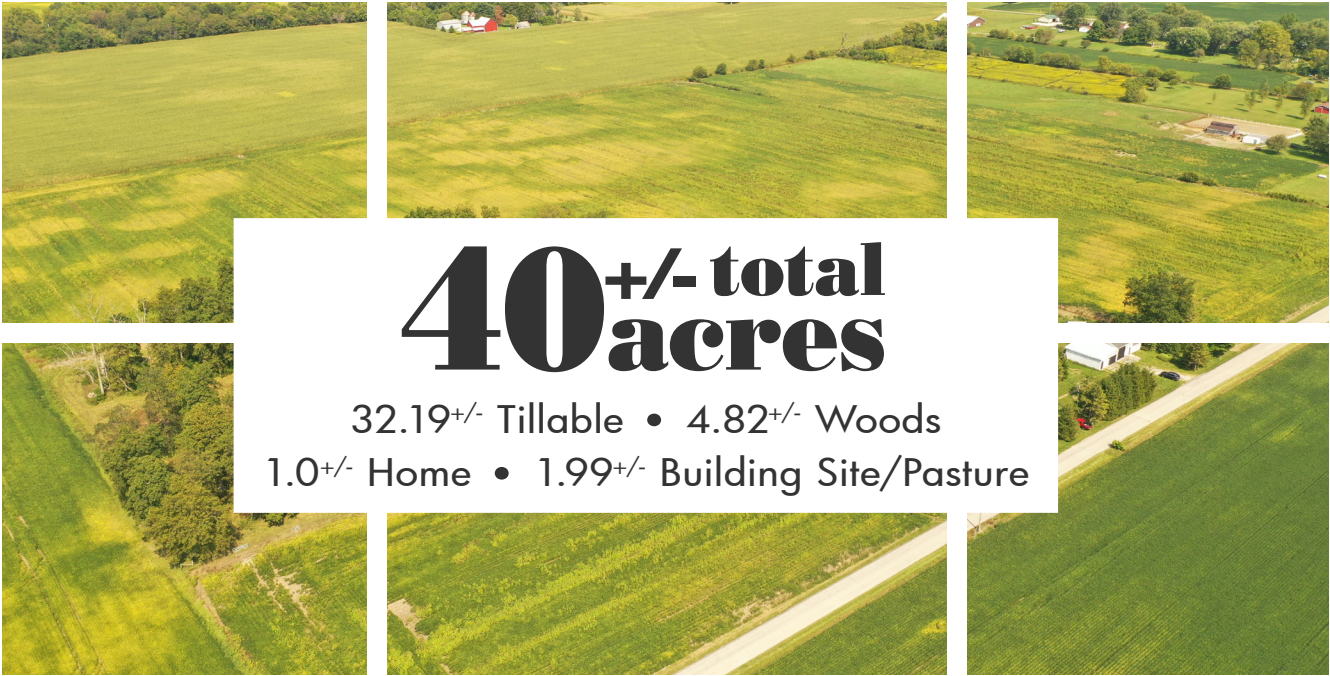
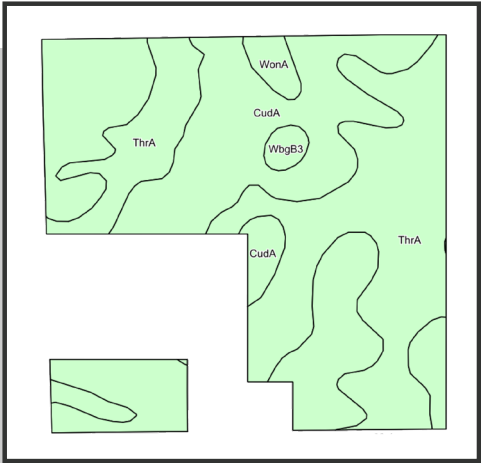
SCHOOL DISTRICT
Daleville Community Schools

ZONING
Agricultural

ANNUAL TAXES
\$1,914.32

DITCH ASSESSMENT
\$40.00

1.5% BUYER'S PREMIUM



SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
CudA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	17.66	142	52
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	13.31	181	64
WonA	Williamstown silt loam, 0 to 2 percent slopes	0.59	145	51
WbgB3	Wapahani clay loam, 1 to 5 percent slopes, severely eroded	0.39	136	47
WEIGHTED AVERAGE (WAPI)			158.2	56.9

TRACT 1



5.01+/- Acres

3.5+/- Tillable • 1.0+/- Home
0.51+/- Building Site/Pasture

Two-Story Home (Built in 1890): 4 beds, 1.5 baths, with hardwood floors, a partial basement featuring baseboard electric heat and a Buck Stove.

8' x 14' Clubhouse: Features vinyl siding, an asphalt shingle roof, a wood floor and electric service.

Barn (Consists of 2 Sections, Built in 1977): The west section measures 24' x 32' with steel siding, a steel roof, and a concrete floor. The east section measures 40' x 32' with partial concrete block construction, steel siding, an asphalt shingle roof, and a concrete floor. The barn has overhead and sliding door entry with electric service.

18' x 20' Gazebo (Built in 1970): Features wood construction with open sides, an asphalt shingle roof, a concrete floor and electric service.

8' x 12' Livestock Building (Built in 1920): Features steel siding, a steel roof, and a concrete floor.



Clubhouse



Barn



Gazebo



Livestock Building

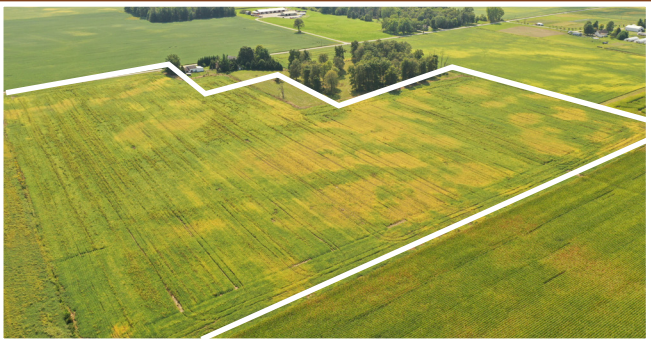
TRACT 2



5.01+/- Acres

4.82+/- Woods
0.19+/- Tillable

TRACT 3



29.98+/- Acres

28.5+/- Tillable
1.48+/- Building Site/Pasture