

January 25<sup>th</sup> | 8:00 am - 7:00 pm ET

# ONLINE AUCTION

at halderman.com

## PROPERTY LOCATION

Approx 1/4 mile west of Jack Morgan Road; 3.5 miles north of Austin and 2.5 miles east of Crothersville, IN

Jennings Township, Scott County

## ZONING

A-1 Agricultural

## TOPOGRAPHY

Level to Gently Sloping

## ANNUAL TAXES

\$1,770.96

Additional information including a drone flight and photos are available at halderman.com.



## SCAN TO REGISTER FOR THE AUCTION

TO PLACE A BID, download the Halderman App or visit halderman.com. Please register prior to the auction.



PRODUCTIVE CROPLAND  
PATTERN TILING

82.24<sup>+/-</sup> Tillable | 4.26<sup>+/-</sup> Woods

# 86.5<sup>+/-</sup> total acres



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**HALDERMAN**

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

FARM: Steve & Carla Peacock, HLS#PDB-12871

# ONLINE AUCTION

at [halderman.com](http://halderman.com)

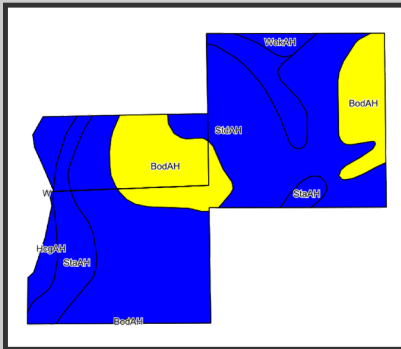
**January 25<sup>th</sup>, 8:00 am - 7:00 pm ET**



**LOCATED NEAR AUSTIN & CROTHERSVILLE, IN • SCOTT CO**

PRODUCTIVE CROPLAND • PATTERN TILING

**86.5<sup>+/-</sup> total acres**



|       | SOIL DESCRIPTION                                                             | ACRES | CORN | SOYBEANS |
|-------|------------------------------------------------------------------------------|-------|------|----------|
| StdAH | Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration | 47.03 | 111  | 36       |
| BodAH | Bonnie silt loam, 0 to 1 percent slopes, frequently flooded, brief duration  | 17.78 | 107  | 31       |
| StaAH | Steff silt loam, 0 to 2 percent slopes, frequently flooded, brief duration   | 12.40 | 114  | 40       |
| HcgAH | Haymond silt loam, 0 to 2 percent slopes, frequently flooded, brief duration | 3.75  | 118  | 41       |
| WokAH | Wilbur silt loam, 0 to 2 percent slopes, frequently flooded, brief duration  | 1.28  | 125  | 43       |

High risk insurance is not required per the 2023 rate coverage map.

**WEIGHTED AVERAGE (WAPI) 111.1 35.9**

**For a complete list of terms and conditions, visit [halderman.com/property-listings](http://halderman.com/property-listings).**

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: January 25, 2023 @ 8:00 AM EST; Bidding closes: January 25, 2023 @ 7:00 PM EST (\*\*See AUCTION END TIMES).

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed a Real Estate Contract to print and is required to fully and correctly complete and properly sign without any modifications. Bidder is to return the completed, signed contract to Halderman Real Estate Services, Inc. by email, fax, certified mail or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the Winning Bidder will be required to send the specified non-refundable earnest money deposit as stated in the property description. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Halderman Real Estate Services, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Halderman Real Estate Services, Inc. In addition, Halderman Real Estate

Services, Inc. also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Halderman Real Estate Services, Inc. for and hold harmless Halderman Real Estate Services, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from Halderman Real Estate Services, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

REAL ESTATE TERMS:

- **TERMS OF SALE:** 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject financing.
- **ACREAGE:** The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
- **DATE OF CLOSING:** Closing will occur on February 25, 2023.

**CONDUCT OF THE AUCTION:** The minimum bid increase will be \$5,000. Halderman Real Estate Services, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of Halderman Real Estate Services, Inc. are final.

**YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.**

**AUCTION CONDUCTED BY: RUSSELL D. HARMEYER,**  
IN Auct. Lic. #AU1000277, HRES IN Lic. #AC6920019