

RUSH COUNTY

EXCELLENT SOILS • GOOD ROAD FRONTAGE

ONLINE at halderman.com AUCTION

Tuesday, March 21st | 8:00 am - 6:00 pm ET

142.5^{+/-} total acres

PROPERTY LOCATION

3109 S 600 E, Rushville, IN 46173
Rush County, Noble Township

ZONING

A-2 Agricultural

SCHOOL DISTRICT

Rush County Consolidated
School Corporation

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

Tract 1: \$3,087.32 (estimated)

Tract 2: \$630.80 (estimated)

INSPECTION

BY APPOINTMENT



Rusty Harmeyer
765.570.8118
rustyh@halderman.com



Dave Bonnell
812.343.4313
daveb@halderman.com



Michael Bonnell
812.343.6036
michaelb@halderman.com

TRACT 1

115.244^{+/-} Acres



92.7^{+/-} Tillable
22.544^{+/-} Pasture with Creek

TRACT 2

27.256^{+/-} Acres



27^{+/-} Tillable • 0.256 Other



Additional
information
including photos
are available at
halderman.com.



800.424.2324
halderman.com

FARM: Kile
HLS# RDH-12885 (23)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

ONLINE AUCTION

at halderman.com

March 21st, 8:00 am - 6:00 pm ET

**142.5^{+/-} total
acres**

2 TRACTS

EXCELLENT SOILS • GOOD ROAD FRONTAGE • RUSHVILLE, IN
20^{+/-} ACRES OF PASTURE WITH CREEK

**For a complete list of terms and conditions,
visit 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: March 21, 2023 @ 8:00 AM EST; Bidding closes: March 21, 2023 @ 6:00 PM EST (**See AUCTION END TIMES).

UPON CONCLUSION OF THE AUCTION: The Winning Bidder will be emailed or meet representative in person, to review the Real Estate Contract, complete and properly sign without any modifications. The completed, signed contract must be returned to Halderman Real Estate Services, Inc. by email 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 Terms & Conditions. 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

	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FnA	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	59.10	166	61
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	46.91	185	65
RuB	Russell silt loam, 2 to 6 percent slopes	11.44	156	54
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	0.74	125	43
XeB	Xenia silt loam, 2 to 4 percent slopes	1.97	156	54

WEIGHTED AVERAGE (WAPI) 172.1 62

this contractual agreement.

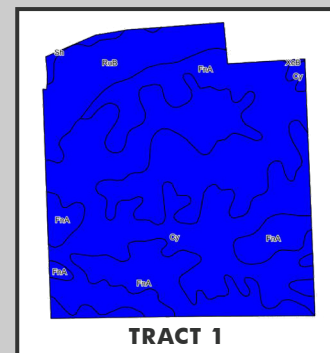
REAL ESTATE TERMS:

- **TERMS OF SALE:** 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject financing.
- **DATE OF CLOSING:** The closing will take place on or before May 19, 2023.
- **POSSESSION:** Possession of the land will be upon receipt of the earnest money and execution of purchase agreement and lease, to be used in the event that closing does not occur. Lease is posted on Halderman.com.
- **NO CONTINGENCIES:** This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.
- **SURVEY:** There will be no survey unless required for clear title. If a survey is completed for title purposes, the cost will be split 50/50 between the seller and the buyer(s).

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.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER,
IN Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019

SCAN TO REGISTER FOR THE AUCTION TO PLACE A BID, download the Halderman App or visit halderman.com. Please register prior to the auction.



TRACT 1



TRACT 2

