

PRODUCTIVE FARMLAND AUCTION

Thursday, August 18th, 6:30 pm ET



AUCTION LOCATION
WHITLEY COUNTY
4-H CENTER
 680 W Squawbuck Road
 Columbia City, IN 46725

Contact Jon Rosen, today!



Jon Rosen
 260.740.1846
 jonr@halderman.com

8 TRACTS

731+/- total acres
 MOSTLY TILLABLE • WOODS



HALDERMAN
 REAL ESTATE & FARM MANAGEMENT
 800.424.2324 | halderman.com

SCAN FOR ADDITIONAL AUCTION DETAILS

View additional photos, drone footage, and details regarding this upcoming auction.

FARM: Floyd & Romona Weaver Estate Farm Sale
 HLS# JRR-12802 (22)



HALDERMAN
 REAL ESTATE & FARM MANAGEMENT
 PO Box 297 • Wabash, IN 46992

August 18th | 6:30 pm ET
AUCTION

WHITLEY CO 4-H CENTER
 COLUMBIA CITY, IN

731+/- total acres

8 TRACTS OF PRODUCTIVE FARMLAND • WOODS • TILLABLE
702+/- FSA Tillable Acres | 22+/- Woods | 7+/- Acres of Waterways & Roads

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on August 18, 2022. At 6:30 PM, 731 acres, more or less, will be sold at Whitley County 4-H Center, 680 W Squawbuck Road in Columbia City, IN 46725. This property will be offered in eight (8) 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 Jon Rosen at 260-740-1846 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 Warranty 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.

CLOSING: The closing shall be on or before, and no later than, September 30, 2022.

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

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

REAL ESTATE TAXES: The Sellers 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: Buyer(s) will pay the ditch assessment due May 1, 2023 and all assessments thereafter.

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.



TRACT 1
153+/- Mostly Tillable Acres
 20+/- Woods • Remainder Tillable
 Photo Description: Southwest part of farm facing northeast of Tract 1



TRACT 2
143+/- Acres
 Mostly Tillable • 4+/- Acre Waterway
 Photo Description: Northwest of Tract 2



TRACT 3
140+/- Mostly Tillable Acres
 Photo Description: Looking west from neighboring yard



TRACT 4
73+/- Mostly Tillable Acres
 Photo Description: From the southern part of Tract 4 looking northwest



TRACT 5
30+/- Mostly Tillable Acres
 Photo Description: Southwest side of Tract 5 looking northeast



TRACT 6
35+/- Mostly Tillable Acres
 Photo Description: From the south side of Tract 6 facing north



TRACT 7
79+/- Mostly Tillable Acres
 Photo Description: From the southwest corner of Tract 7 looking east



TRACT 8
77.9+/- Acres
 Mostly Tillable • 2+/- Woods
 Photo Description: From the southwest part of Tract 8 facing north

PROPERTY LOCATION

TRACTS 1-6:
Begins at the intersection of SR 5 and CR 700 S

CLEVELAND TWP
WHITLEY CO

TRACT 7:
Approximately 1/2 mile south of the intersection of Washington Rd and Keiser Rd on the east side of Washington Rd

COLUMBIA TWP
WHITLEY CO

TRACT 8:
Approximately 1/4 mile east of the intersection of CR 500 W and CR 1100 N on the north side of CR 1100 N

CLEAR CREEK TWP
HUNTINGTON CO

ZONING
Agricultural

PROPERTY TYPE
Farm

SCHOOL DISTRICT
TRACTS 1-6: Whitko Schools

TRACT 7: Whitley County Consolidated Schools

TRACT 8: Huntington County Community School Corporation

ANNUAL TAXES
\$14,805.32

DITCH ASSESSMENT
\$574.52

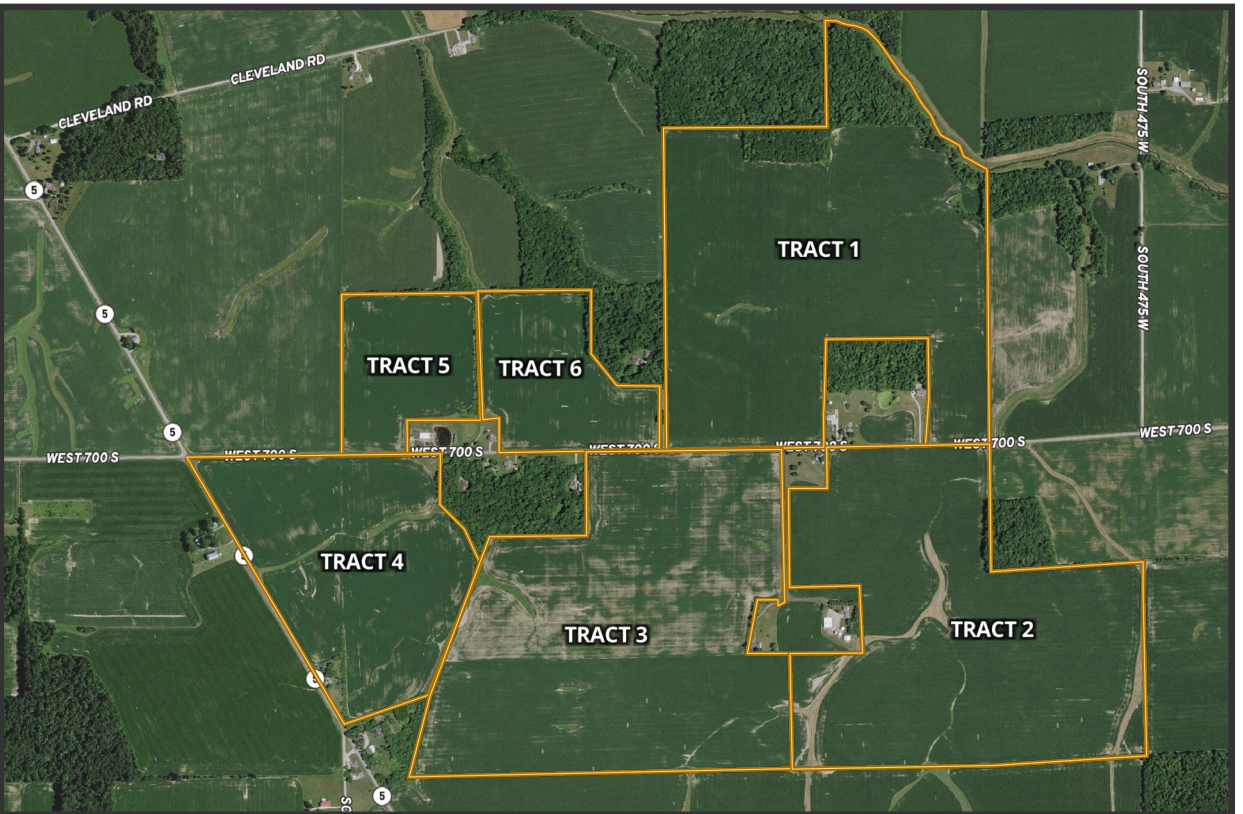
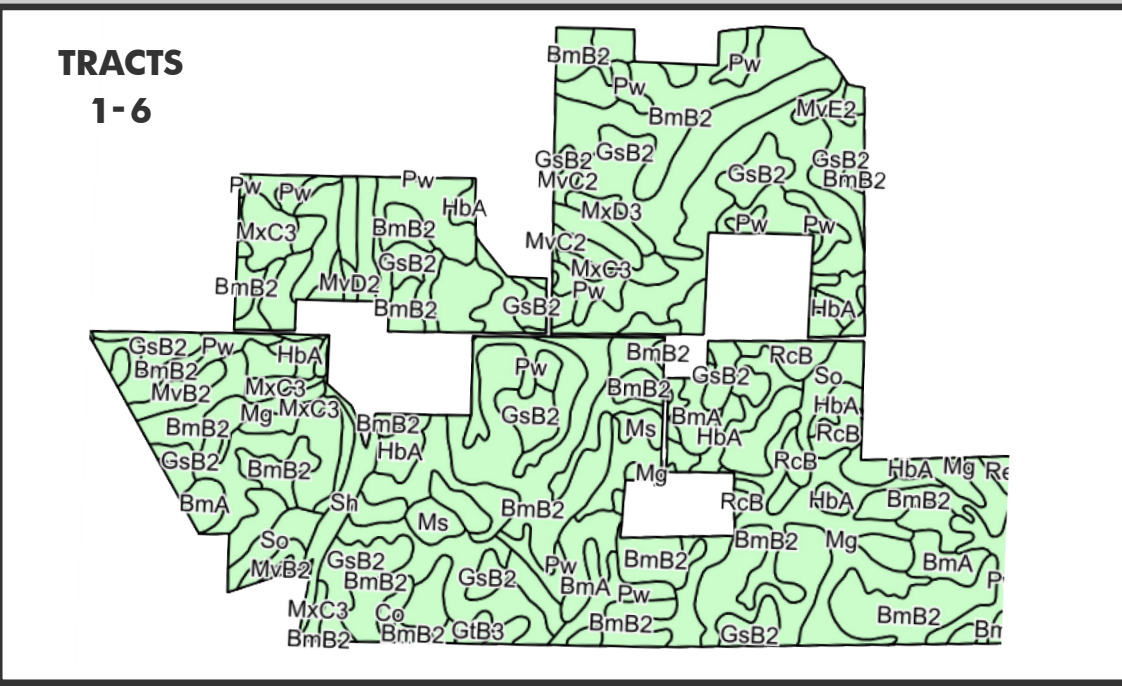
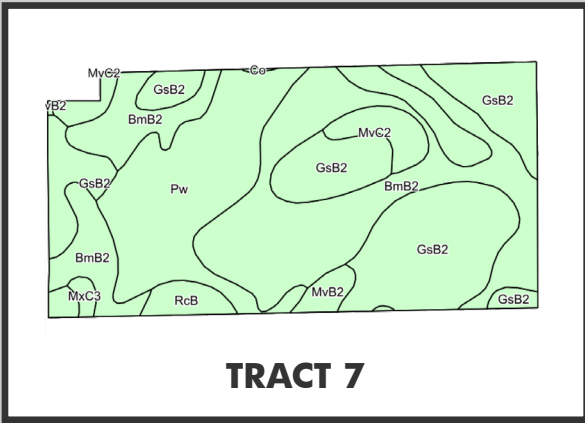


Photo above: Road frontage of Tracts 1 - 6 along CR 700 S road frontage extends for over 1/2 mile on both sides of the road



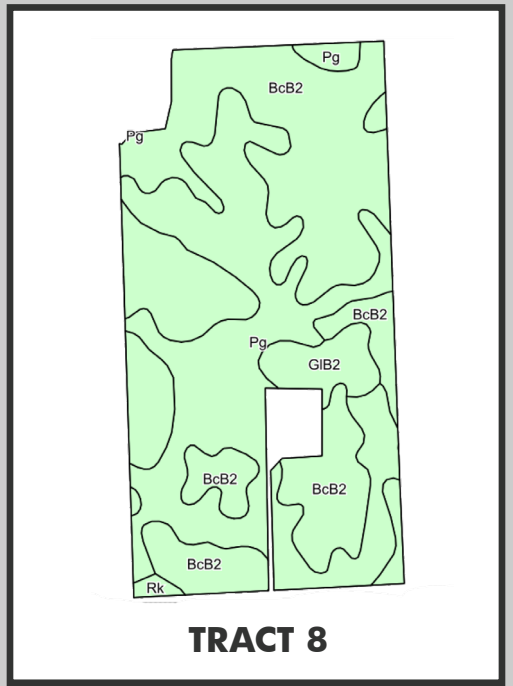
TRACTS 1-6 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BmB2 Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	187.96	137	50
GsB2 Glynwood loam, 2 to 6 percent slopes, eroded	111.55	128	41
Pw Pewamo silty clay loam, 0 to 1 percent slopes	56.26	157	47
Mg Mermill loam	44.46	170	49
HbA Haskins loam, 0 to 3 percent slopes	25.48	158	59
BmA Blount loam, interlobate moraines, 0 to 2 percent slopes	24.64	142	52
MxC3 Morley clay loam, 6 to 12 percent slopes, severely eroded	23.03	105	37
RcB Rawson sandy loam, 2 to 6 percent slopes	19.97	126	44
Sh Shoals silt loam, sandy substratum, frequently flooded	11.26	117	38
So Sloan loam, sandy substratum, frequently flooded	9.99	150	40
MvB2 Morley loam, 3 to 6 percent slopes eroded	8.37	119	42
MvC2 Morley loam, 6 to 12 percent slopes, eroded	7.92	115	40
MxD3 Morley clay loam, 12 to 18 percent slopes, severely eroded	7.09	92	32
Co Coesse silty clay loam	6.27	150	44
Ms Milford silty clay loam, 0 to 2 percent slopes	5.06	154	43
MvD2 Morley loam, 12 to 20 percent slopes, eroded	2.87	100	35
MvE2 Morley loam, 20 to 30 percent slopes, eroded	2.11	85	30
GtB3 Glynwood clay loam, 2 to 6 percent slopes, severely eroded	1.56	119	41
Re Rensselaer loam, 0 to 1 percent slopes	1.22	167	49
WEIGHTED AVERAGE (WAPI)	137.9	46.3	



TRACT 7 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BmB2 Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	28.44	137	50
GsB2 Glynwood loam, 2 to 6 percent slopes, eroded	24.35	128	41
Pw Pewamo silty clay loam, 0 to 1 percent slopes	18.32	157	47
MvC2 Morley loam, 6 to 12 percent slopes, eroded	2.31	115	40
RcB Rawson sandy loam, 2 to 6 percent slopes	2.21	126	44
MxC3 Morley clay loam, 6 to 12 percent slopes, severely eroded	1.51	105	37
MvB2 Morley loam, 3 to 6 percent slopes, eroded	1.23	119	42
WEIGHTED AVERAGE (WAPI)	137	45.7	



TRACT 8 SOIL MAP

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BcB2 Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	40.07	137	50
Pg Pewamo silty clay loam, 0 to 1 percent slopes	29.06	157	47
GIB2 Glynwood silt loam, 2 to 6 percent slopes, eroded	3.12	128	44
Rk Rensselaer loam, 0 to 1 percent slopes	0.41	167	49
WEIGHTED AVERAGE (WAPI)	144.8	48.5	

Additional information including photos are available at halderman.com. Online bidding is also available to place a bid. Visit halderman.com or download the Halderman App. Please register prior to the auction.

