

December 15th | 6:30 pm ET



COURTYARD BY MARRIOTT
150 Fairington Ave. | Lafayette, IN 47905

ABSOLUTE AUCTION

PREMIUM FARMLAND • STANDING TIMBER • NEAR LAFAYETTE, IN



9 TRACTS

445.6+/- total acres

TIPPECANOE CO | LAURAMIE TWP

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at an Absolute Public Auction on December 15, 2022. At 6:30 PM, 445.6 acres, more or less, will be sold at the Courtyard by Marriott, 150 Fairington Ave, Lafayette, IN 47905. This property will be offered in nine (9) tracts as individual units only. Each bid shall constitute an offer to purchase and the final bid 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 Gary Bohlander at 765-794-0221 or John Bechman at 765-404-0396 at least two days prior to the sale.

APPROVAL OF BIDS: This is an absolute auction. 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.

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.**

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

CLOSING: The closing shall be on or before January 31, 2023. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2022 due 2023. Buyer will be given a credit at closing for the 2022 real estate taxes due 2023 and will pay all taxes beginning with the spring 2023 installment and all taxes thereafter.

DITCH ASSESSMENTS: The Buyer will pay all ditch assessments starting with the 2023 ditch assessments, and will pay all ditch assessments thereafter.

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.

FARM INCOME: Seller will retain the 2022 farm income.

DEED: The Sellers will provide a Trustee'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.

ZONING AND EASEMENTS: Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Inspections of Tracts 3 & 7 are to be made ONLY on designated inspection days or by appointment with approval from Halderman representatives. Inspection days will be Tuesday, November 29th from 3:00 pm - 5:00 pm and Saturday, December 3rd from 10:00 am - 12:00 pm.

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, except during scheduled inspection times.

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. No environmental audit has been made, nor will one be made. 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

PREMIUM FARMLAND • GREAT LOCATION NEAR LAFAYETTE, IN
STANDING TIMBER • RECREATIONAL WOODLANDS



445.6+/- total acres



9 TRACTS



December 15th | 6:30 pm ET

ABSOLUTE AUCTION

COURTYARD BY MARRIOTT 150 Fairington Ave. | Lafayette, IN 47905
AUCTION LOCATION



Gary Bohlander
765.794.0221
gary@halderman.com



John Bechman
765.404.0396
jbechman@halderman.com

FARM: Kenneth & Helen Rooze Farm, HLS# GDB-12861 (22)



TRACT 1

80+/- Acres 78.65+/- Tillable



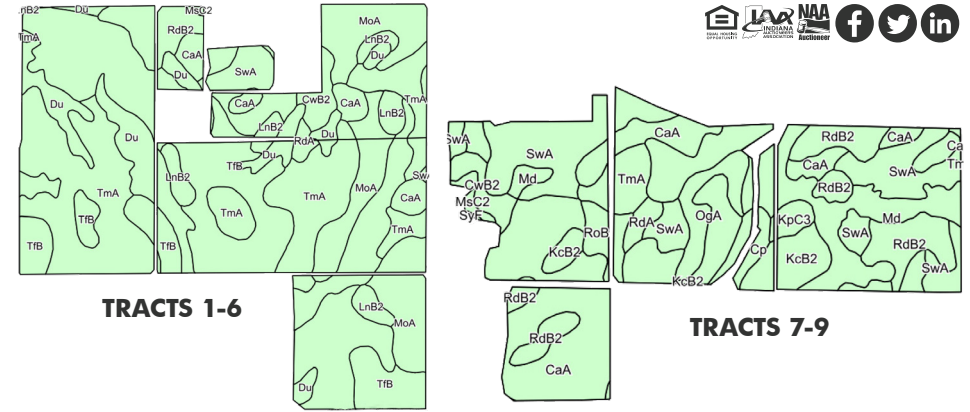
TRACT 2

10+/- Acres 8.45+/- Tillable • 1.3+/- Woods



TRACT 3

22+/- Acres 15.6+/- Woods • 6.18+/- Tillable



TRACTS 1-6

TRACTS 7-9



TRACT 4

44.4+/- Acres 42.92+/- Tillable



TRACT 5

80+/- Acres 78.12+/- Tillable



TRACT 6

40+/- Acres 38.79+/- Tillable



TRACT 7

81.1+/- Acres 51.47+/- Tillable • 28+/- Woods
34' x 52' Frame Barn with 20' Lean-to



TRACT 8

42+/- Acres 37.3+/- Tillable

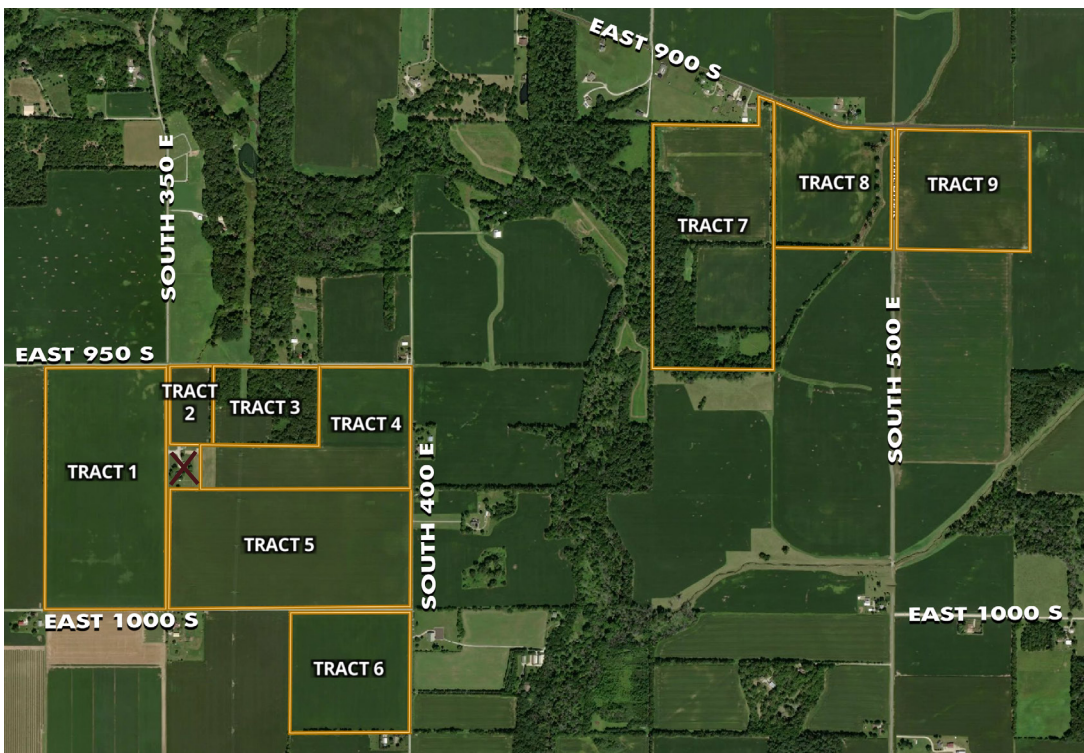


TRACT 9

46.1+/- Acres 43.47+/- Tillable

TRACTS 1-6 SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	78.24	156	50
TfB	Throckmorton silt loam, 1 to 3 percent slopes	74.36	145	49
MoA	Mellott silt loam, 0 to 2 percent slopes	33.71	150	51
Du	Drummer soils	25.70	175	49
LnB2	Lauramie silt loam, 2 to 6 percent slopes, eroded	9.40	145	49
CaA	Camden silt loam, 0 to 2 percent slopes	9.04	156	54
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	8.93	155	51
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	7.82	140	49
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	3.53	138	46
RdA	Richardville silt loam, 0 to 2 percent slopes	1.39	145	51
MsC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.20	133	47
WEIGHTED AVERAGE (WAPI)		152.6	49.8	

TRACTS 7-9 SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
CaA	Camden silt loam, 0 to 2 percent slopes	33.20	156	54
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	26.19	155	51
Md	Mahalasville-Treaty complex	20.54	185	53
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	14.96	140	49
KcB2	Kalamazoo silt loam, kame, 2 to 6 percent slopes, eroded	13.99	130	46
OgA	Ockley silt loam, 0 to 2 percent slopes	4.85	134	47
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	4.14	156	50
RoB	Rockfield silt loam, 1 to 3 percent slopes	3.02	136	48
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.66	138	46
Cp	Cohoctah loam, gravelly substratum, occasionally flooded	2.49	130	23
KpC3	Kosciusko gravelly sandy clay loam, 6 to 12 percent slopes, severely eroded	1.68	90	32
RdA	Richardville silt loam, 0 to 2 percent slopes	1.46	145	51
MsC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.95	133	47
WEIGHTED AVERAGE (WAPI)		152.4	50.2	



PROPERTY LOCATION

Near 9715 S 350 E
Lafayette, IN 47909

South of Lafayette, IN and 2 miles west of Stockwell at the intersection of CR 900 S and 500 E; and CR 1000 S and CR 400 and CR 350 E

TOPOGRAPHY

Level to Gently Rolling

INSPECTION DATES:

Tract 3 & Tract 7: November 29 | 3 pm - 5 pm & December 3 | 10 am - 12 pm
or by appointment with approval from Halderman representatives.

Additional information including photos are available at halderman.com.

ONLINE BIDDING IS ALSO AVAILABLE

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

SCHOOL DISTRICT

Tippecanoe School Corporation

ZONING

Agricultural

ANNUAL TAXES

\$8,337.63

DITCH ASSESSMENT

\$1,059.98

