

Thursday, September 28th | 6:30 pm ET

AUCTION

RANDOLPH CO FAIRGROUNDS, BEST WAY CENTER

1885 S US Hwy 27 | Winchester, IN 47394

77.49^{+/-} total acres



PROPERTY LOCATION

On the north side of CR 300 N and the east side of CR 100 W, approximately 1.5 miles north of Winchester, IN

SCHOOL DISTRICT

Randolph Central School Corporation

ZONING

Agricultural

TOPOGRAPHY

Gently Rolling

ANNUAL TAXES

\$1,980.40

DITCH ASSESSMENT

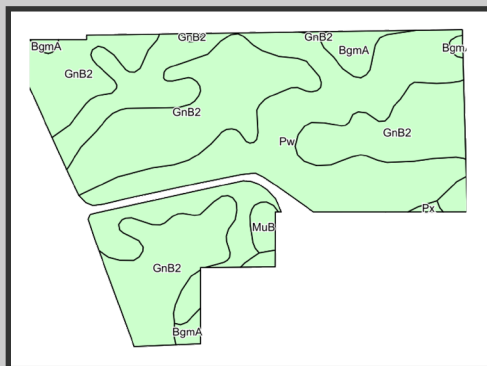
\$266.56

TRACT 1: 60^{+/-} Acres

58.33^{+/-} Tillable | 1.67^{+/-} Roads/Waste

TRACT 2: 17.49^{+/-} Acres

16.23^{+/-} Tillable | 1.26^{+/-} Roads/Waste



SOIL DESCRIPTION

ACRES CORN SOYBEANS

SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
GnB2 Glynwood silt loam, 1 to 4 percent slopes, eroded	35.88	129	44
Pw Pewamo silty clay loam, 0 to 1 percent slopes	34.69	157	47
BgmA Blount silt loam, ground moraine, 0 to 2 percent slopes	2.95	141	45
MuB Morley silt loam, 3 to 6 percent slopes	0.93	117	41
Px Pewamo silt loam, overwash	0.17	160	44

WEIGHTED AVERAGE (WAPI) 142.4 45.4

FARM: Thomas L. and Judith Ann Snyder, HLS# CCP-12944



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HALDERMAN

REAL ESTATE & FARM MANAGEMENT

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RANDOLPH COUNTY FAIRGROUNDS
1885 S US Hwy 27 | Winchester, IN 47394

September 28th | 6:30 pm ET

AUCTION

PRODUCTIVE CROPLAND • MOSTLY TILLABLE • NEAR WINCHESTER, INDIANA

2 TRACTS

77.49+/- total acres

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 28, 2023. At 6:30 PM, 77.49 acres, more or less, will be sold at the Best Way Center at the Randolph County Fairgrounds, 1885 S US Hwy 27, Winchester, IN 47394. This property will be offered in two (2) tracts as individual units, in combination 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 or Lauren Peacock at (765)546-7359 at least two days prior to the sale.

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.

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 November 9, 2023. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights for the 2023 crop.

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

DITCH ASSESSMENT: The ditch assessment will be prorated to the date of closing.

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 2023 farm income.

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.

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.

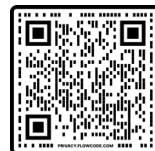
AERIAL PHOTOS, Images and Drawings: are for illustration purposes only and not surveyed boundary lines unless specified

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

PROPERTY INSPECTION: 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. 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. Conduction 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.



ONLINE BIDDING IS AVAILABLE

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

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU100 00277, HRES IN Lic. #AC69200019

