

MADISON CO, IN  
LAFAYETTE TWP

ATTRACTIVE LEASE  
BACK OPPORTUNITY

**113.816+/- ACRES**

**PRODUCTIVE CROPLAND**



# SEALED BID AUCTION



**BIDS DUE: THURSDAY,  
FEBRUARY 20<sup>th</sup> at 12:00 PM ET**

To request a **bidder's packet**, contact your Halderman Representative below. Bids must be completed via the purchase agreement in the bidder's packet and submitted via:

**US MAIL:** Halderman Real Estate  
PO BOX 297, Wabash, IN 46992

**HAND DELIVERED:** Chris or Lauren Peacock  
849 SE Greenville Avenue, Winchester, IN 47394

**EMAILED:** haldermanauction@halderman.com

Bid packets must be received (*not postmarked*) by Thursday, February 20 at 12:00 pm ET.



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



Chris Peacock  
765.546.0592  
chrisp@halderman.com



Lauren Peacock  
765.546.7359  
lauren@halderman.com



Brandon Stroble  
765.499.1170  
brandons@halderman.com

**800.424.2324**  
**halderman.com**

**FARM:** JCCC Estate  
**HLS# CCP-13088 (25)**



## TRACT BREAKDOWN

112.148<sup>+/-</sup> Tillable  
1.668<sup>+/-</sup> Roads/Other

## PROPERTY LOCATION

In the southwest quadrant of the intersection of Madison CR 700 N and 100 W in Lafayette Township, Madison County.

## SCHOOL DISTRICT

Frankton-Lapel  
Community Schools

## TOPOGRAPHY

Level to Gently  
Rolling

## PROPERTY TYPE

Farm

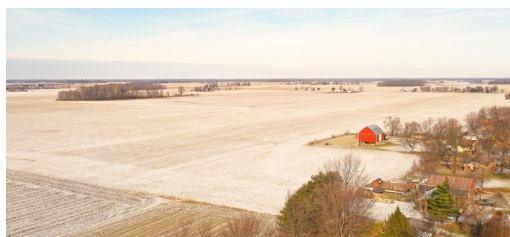
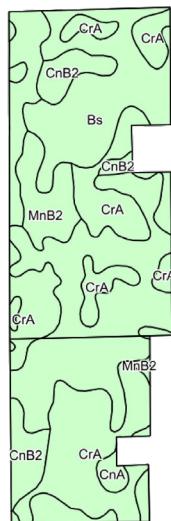
## ZONING

Agricultural

## ANNUAL TAXES

\$4,922.20

## 1% BUYER'S PREMIUM



PICTURED ABOVE LEFT:  
View from southeast

PICTURED ABOVE RIGHT:  
100 W Road Frontage from 700 N



PICTURED BELOW:  
View from northeast

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Bs	Brookston silty clay loam, 0 to 2 percent slopes	54.08	173	51
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	43.26	155	51
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	8.08	125	40
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	6.98	142	49
CnA	Celina silt loam, 0 to 2 percent slopes	1.31	130	42
<b>WEIGHTED AVERAGE (WAPI)</b>			<b>160.3</b>	<b>50</b>

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

## TERMS AND CONDITIONS

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ OR DO NOT UNDERSTAND THESE TERMS, DO NOT BID. BY SUBMITTING A SEALED BID FOR THE PROPERTY OR THE SHARES, 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 AND THOSE CONTAINED IN THE PURCHASE AGREEMENT SUBMITTED WITH THEIR BID:

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer 113.816 acres, more or less in 1 tract in Lafayette Township, Madison County. Bids for this sealed bid auction must be received no later than Thursday, February 20, 2025 at 12:00 Noon EST. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. HRES will offer this opportunity as a whole farm with a lease-back. Final sale decisions will be made and successful bidders will be notified by 12:00 Noon EST on Friday February 21, 2025. The auctioneer will settle any disputes as to bids and their decision will be final.

**BID FORMAT:** Bid packets will be provided upon request outlining the procedures and will include a real estate purchase agreement and lease. All bids must be received (not postmarked) by US MAIL to Halderman Real Estate Service, Inc., PO Box 297, Wabash, Indiana 46792; hand delivered to Chris or Lauren Peacock at 849 SE Greenville Ave, Winchester, IN 47394; or emailed to haldermanauction@halderman.com. If emailed, ask for confirmation of receipt. All bids must be received by 12:00 Noon EST on February 20, 2025.

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

**SURVEY:** There will be no survey unless required for clear title. If the existing legal description is not sufficient to obtain marketable title, a survey will be completed, the cost of which will be shared equally between the Buyer and the Seller. The Seller will choose the type of survey to be completed and warrant that it will be sufficient to provide marketable title 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.

**TERMS OF SALE:** 10% of the bid down upon acceptance of the bid

with the balance due at closing. The down payment must be in the form of personal check, cashier's check, corporate check, or wire.

**CONTINGENCIES:** 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 Seller reserves the right to accept or reject all bids for any reason. All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. The successful bidder(s) will enter into a purchase agreement immediately upon acceptance of their sealed bid.

**CLOSING:** The closing shall be on or before April 4, 2025. The Seller has the choice to extend this date if necessary.

**POSSESSION:** Possession will be at closing, subject to the tenant's rights to the 2025 through 2029 crops utilizing a cash-flex lease. The lease will be a 5-year evergreen cash-flex lease.

**FARM INCOME:** Purchaser shall receive the 2025 through 2029 farm lease income as defined in the bid packet cash-flex lease.

**REAL ESTATE TAXES:** The Seller(s) will pay the 2024 real estate taxes that are due and payable in 2025. Buyer(s) will pay the 2025 real estate taxes that are due and payable in 2026 and thereafter.

**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.

**DEED:** The Seller will provide a Warranty Deed at closing.

**TITLE:** The Seller 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 all easements of record. Property is subject to all state and local zoning ordinances.

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

**BUYER'S PREMIUM:** The buyer's premium is 1% of the purchase price.

**PERSONAL PROPERTY:** No personal property is included in the sale of the real estate.

**AGENCY:** Halderman Real Estate Services and their representatives, are exclusive agents of the Seller.

**CONDITION OF PROPERTY:** Property is sold in 'AS IS, WHERE IS' condition. Halderman Real Estate Services, Inc, the Seller nor their representatives, agents, or employees make no express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding on the subject property. Further, Seller disclaims all responsibility for prospects safety during any physical inspection of the property. No party shall be deemed an invitee by virtue of the offer of the property for sale. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Halderman Real Estate Services, Inc. or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Halderman Real Estate Services, Inc. and their Agents and their Representatives from all claims, damages or suits including but not limited to awards, judgments, costs, fees, etc.

**BID RIGGING:** Bid Rigging is a Federal Felony. Auctioneer will report illegal activity by any person to the FBI for investigation and prosecution. Title 15, Section 1 of the U.S. Code makes any agreement amongst potential bidders not to bid against one another, or to otherwise dampen bidding, illegal. The law provides for fines up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment of up to 10 years.

**AERIAL PHOTOS, IMAGES AND DRAWINGS:** For illustration purposes only and not surveyed boundary lines unless specified. **DISCLAIMER:** All information included herein was derived from sources believed to be correct, but is not guaranteed.

**NEW DATA, CORRECTIONS, and CHANGES:** Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

**YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOU, 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:** HRES IN Lic.#AC69200019