

CLAY CO | BRAZIL TWP

GRAIN ELEVATOR

320,000 BU GRAIN STORAGE
2,500 BU/HR GRAIN DRYER
WAREHOUSE • SCALES
1.31 +/- ACRES



SEALED BID AUCTION



BIDS DUE: JANUARY 24th
at 5:00 PM CT / 6:00 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: Todd Litten
8259 N Mt Tabor Road, Ellettsville, IN 47429

EMAILED: haldermanauction@halderman.com

Bid packets must be received (*not postmarked*) by Friday, January 24 at 5:00 pm CT / 6:00 pm ET.

PROPERTY LOCATION

Southwest corner of IN-59 and US-40 at 113 S Sherfey Street, Brazil, IN 47834

ZONING Agricultural, Commercial

OPEN HOUSE BY APPOINTMENT



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Josh Wagenbach
219.863.0870
joshw@halderman.com



John Bechman
765.404.0396
jbechman@halderman.com



Todd Litten
812.327.2466
toddl@halderman.com

800.424.2324
halderman.com

FARM: Keystone Cooperative-Brazil
HLS# JPW-13068 (25)

SEALED BID AUCTION

**Bids due Friday, January 24th
by 5:00 pm CT / 6:00 pm ET**



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

CLAY CO, BRAZIL TWP - INDIANA



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 1.31 acres, more or less in 2 tracts. Tract 1 is located in Marion Township, Jasper County and Tract 2 is located in Brazil Township, Clay County. Bids for this sealed bid auctions must be received no later than Friday, January 24, 2025 at 5:00 PM CST/6:00 PM 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 both parcels as individual tracts or as a combination of both tracts together. Final sale decisions will be made and successful bidders will be notified by 12:00 AM CST/1:00 PM EST on Wednesday January 29, 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. All bids must be received (not postmarked) by US MAIL to PO Box 297, Wabash, IN 46992; emailed to haldermanauction@halderman.com; or hand delivered to Josh Wagenbach at 5860 W 100 N, Wolcott, IN 47995 for the Jasper County bids; or Todd Litten at 8259 N Mt Tabor Rd, Ellettsville, IN 47429-9206 for the Clay County bids. If emailed, ask for confirmation of receipt. All bids must be received by 5:00PM CST/6:00 PM EST on January 24, 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. 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 any and 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.

OPEN HOUSE: For the Pleasant Ridge Location there will be an inspection on Wednesday, January 15, 2025 from 1:00 PM - 4:00 PM CST, please contact out representatives for a specific time. For the Brazil location, please contact one of our representatives for appointment.

CLOSING: The closing shall be on or before April 15, 2025. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession will be at closing.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2024 due 2025. Buyer will be given a credit at closing for the 2024 real estate taxes due 2025 and will pay all taxes beginning with the spring 2025 installment and all taxes 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 Corporate Warranty Deed at closing.

DEED RESTRICTION: A commercial fertilizer, retail agronomy, liquid fuel or propane business may not operate at the location or utilize the rail access at the site for a period of seven (7) years from the date Closing. This provision shall apply to Purchaser, its successors in interest and to subsequent purchasers and be recorded as a Deed Restriction.

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 any and 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).

PERSONAL PROPERTY: Personal Property List will be provided by Keystone.

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

CONDITION OF PROPERTY: Property and Shares are 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 any and 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 any and 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. Don't take the chance.

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