

DELAWARE CO, INDIANA • CENTER TWP

PRODUCTIVE CROPLAND AUCTION

Thursday, November 2nd, 6:30 pm ET

AUCTION LOCATION

DELAWARE CO FAIRGROUNDS - HEARTLAND HALL
1210 N Wheeling Avenue, Muncie, IN 47303

MANY ALTERNATIVE OPPORTUNITIES • 5 TRACTS

**277.92^{+/-} total
acres**



ONLINE BIDDING AVAILABLE

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



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

WELL-MAINTAINED BRICK RANCH HOME • WOODS



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FARM: Indianapolis
Motor Speedway
Foundation, Inc
HLS# CCP-12953 (23)

TRACT 1



2[±] Acres 1.3[±] Home | 0.7[±] Tillable

1,518 SQ FT Brick Ranch Style Home featuring: 3 bedrooms, 1 1/2 bathrooms, and a 529 SQ FT 2 car garage.
Approximately 5,040 SQ FT Timber Frame Barn

TRACT 2



35.57[±] Acres

22.69[±] Tillable | 12.8[±] Woods

TRACT 3



29.66[±] Acres

All Wooded Acreage

TRACT 4



40.07[±] Acres 39.75[±] Tillable | 0.32[±] Non-Tillable

TRACT 5



170.62[±] Acres 158.77[±] Tillable | 10.19[±] Ditch | 1.66[±] Road/Waste

PROPERTY LOCATION

2901 E Riggan Road
Muncie, IN 47303

In the southwest quadrant
of the intersection of HWY 67
and Riggan Road on the east
side of Muncie, IN

Delaware Co, Center Twp

OPEN HOUSES

Thursday, October 5 from
5:00 pm - 6:00 pm ET

Sunday, October 8 from
1:00 pm - 2:30 pm ET

Thursday, October 12 from
5:00 pm - 6:00 pm ET

SCHOOL DISTRICT

Muncie Community School
Corporation

TOPOGRAPHY

Level to Gently Rolling

ZONING

Tract 1: Residence Zone 2

Tracts 2, 3, & 4:

Residence Zone 4

Tract 5: Residence Zone 2 & 4

ANNUAL TAXES

\$8,888.64

DITCH ASSESSMENT

\$395.86



*TRACT 2 features 30' Easement for TRACT 3. TRACT 3 is responsible for maintaining and install.

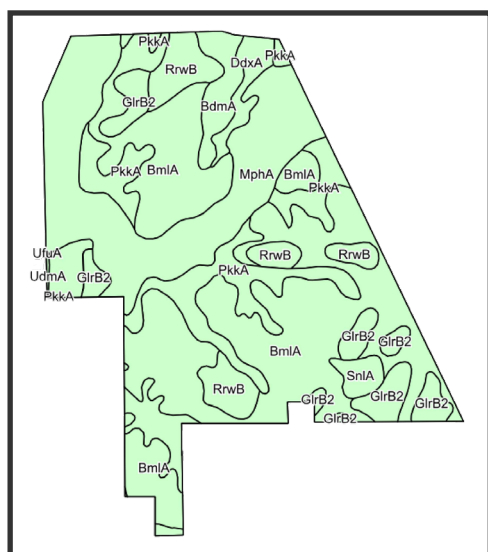


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Additional information including photos and drone flight are available at halderman.com.



SOIL MAP

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
BmlA	Blount-Del Rey silt loams, 0 to 1 percent slopes	123.32	141	46
MphA	Milford silty clay loam, stratified sandy substratum, 0 to 1 percent slopes	62.03	160	44
PkKA	Pewamo silty clay loam, 0 to 1 percent slopes	39.07	157	47
GlrB2	Glynwood silt loam, 1 to 4 percent slopes, eroded	18.18	129	44
RrwB	Rawson loam, 1 to 5 percent slopes	18.07	142	50
BdmA	Belmore silt loam, 0 to 1 percent slopes	8.14	146	51
DdxA	Digby-Haney silt loams, 0 to 1 percent slopes	5.55	151	51
SnIA	Southwest silt loam, 0 to 1 percent slopes	3.63	163	48
UdmA	Urban land-Blount-Pewamo complex, 0 to 2 percent slopes	0.23	---	---

WEIGHTED AVERAGE (WAPI) 147.3 46.1



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

November 2nd, 6:30 pm ET

PRODUCTIVE CROPLAND AUCTION 277.92^{+/-} total acres

5 TRACTS

PRODUCTIVE CROPLAND • HOME • WOODS • DELAWARE CO, IN

Join us at the Delaware County Fairgrounds!

Terms and Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on November 2, 2023. At 6:30 PM, 277.92 acres, more or less, will be sold at the Delaware County Fairground, Heartland Building, at 1210 N Wheeling Avenue, Muncie, IN 47303. This property will be offered in five (5) 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, Lauren Peacock at (765)546-7359, or Jaret Wicker at (765)561-1737 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 December 29, 2023. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Thursday, October 5, 2023 from 5:00 PM – 6:00 PM, Sunday, October 8, 2023 from 1:00 PM – 2:30 PM, and Thursday, October 12, 2023 from 5:00 PM – 6:00 PM.

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

REAL ESTATE TAXES: 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 General Warranty Deed at closing.

BUYERS PREMIUM: There is a 1.25% buyers premium.

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. 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