



TRACT 1



TRACT 3



TRACT 8

Tuesday, October 24th | 6:30 pm ET AUCTION

CLINTON CO FAIRGROUNDS - EDWARD JONES COMMUNITY BUILDING
1701 S Jackson Street | Frankfort, IN 46041

CLINTON CO | OWEN & WARREN TWP

890.569^{+/-} total acres

9
TRACTS

OPEN HOUSES

Wednesday, October 11,
4:00 - 6:00 pm ET

Saturday, October 14,
1:00 - 4:00 pm ET

800.424.2324 | halderman.com

GOOD FARMLAND • WELL DRAINED
GRAIN FACILITIES • SHOP • POLE BUILDING
LOCATED IN FRANKFORT, IN



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



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TRACT 1



111.109[±] Acres

108.52[±] Tillable • 2.58[±] Other

TRACT 2



67[±] Acres

66.12[±] Tillable • 0.88[±] Other

TRACT 3



8[±] Acres 5[±] Building Site • 3[±] Tillable

18,000 Gallon LP Tank • 3 Phase Electricity

PICTURED FROM TOP LEFT TO RIGHT:

Grain Bins: (2) 54' X 45.3' 96,300 bu, 48' X 48' 78,400 bu, 36' X 24' 22,900 bu, 24' X 16' 6,000 bu, and (2) **Overhead Bins** 15' X 18' 3,100 bu

Grain Dump Shed: 28' X 32'; **Beard Drier** 2,500 bph (1996) 654 bu; **Grain Legs:** 110' 6,000 bph, 140' 2,500 bph, 35' 3,500 bph

Pole Barn: 30' X 40' & 20' X 30'; **Pole Building:**

80' X 144' X 18' FBI (2) 40' Doors & Walk-in Door;

Pole Shed: 50' X 50'; **Shop and Office:** 96' X 66'

Heating/Air Conditioning; **Scales:** 60' X 11' 120,000#

TRACT 4



179.617[±] Acres

177.52[±] Tillable • 2.097[±] Other

TRACT 5



155[±] Acres

152.77[±] Tillable • 2.23[±] Other

TRACT 6



18.13[±] Acres

17.92[±] Tillable • 0.21[±] Other

TRACT 7



79.84[±] Acres

76.39[±] Tillable • 3.45[±] Other

TRACT 8



150.13[±] Acres

126[±] Tillable • 17.68[±] Woods

2.3[±] CRP • 4.15[±] Other

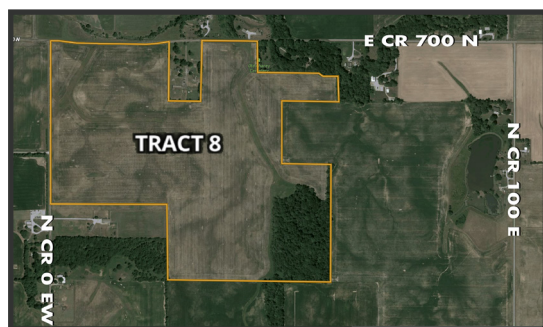
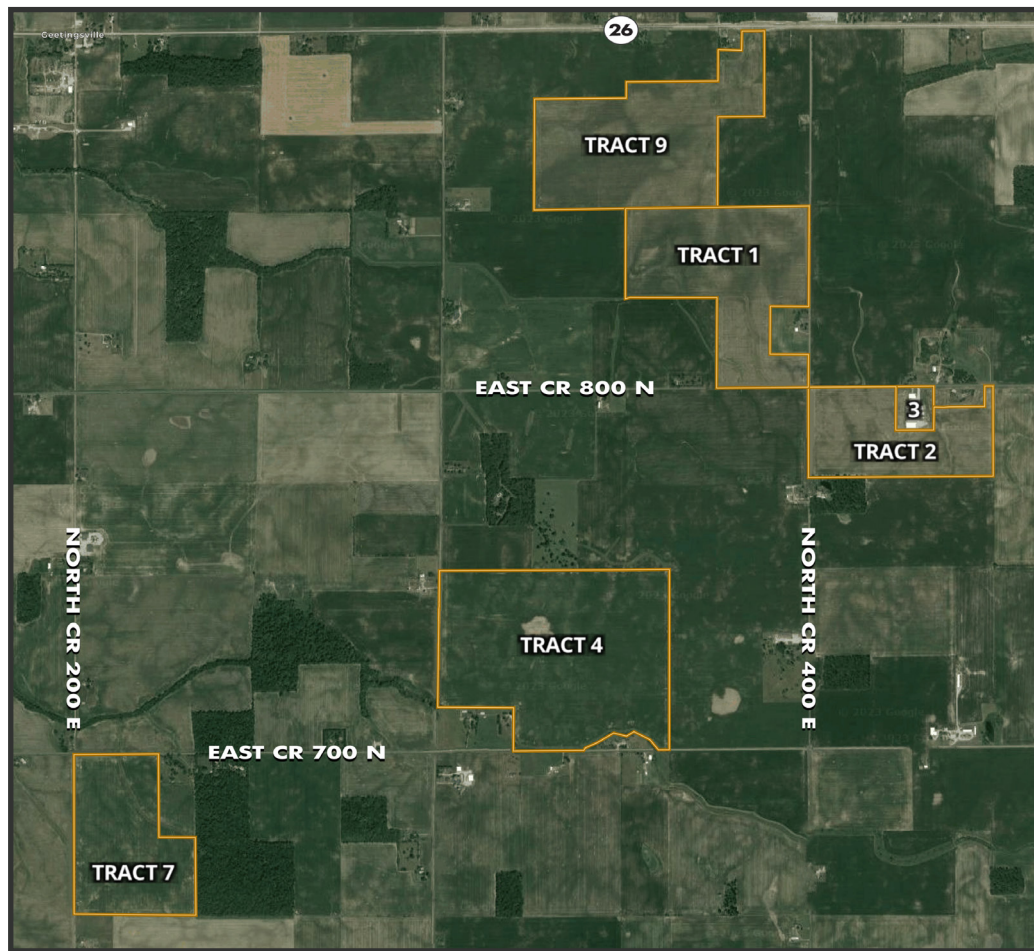
TRACT 9



121.743[±] Acres

119.79[±] Tillable • 1.953[±] Other

TRACT 9 CAN'T BE COMBINED WITH ANOTHER TRACT.



PROPERTY LOCATION

4253 E 800 N, Frankfort, IN 46041

10 miles northeast of Frankfort, IN

Clinton Co, Warren Twp (Tracts 1-7, 9)
Owen Twp (Tract 8)

SCHOOL DISTRICT

Clinton Central & Rossville

OPEN HOUSES

Wednesday, October 11 from 4:00 pm - 6:00 pm ET

Saturday, October 14 from 1:00 pm - 4:00 pm ET

ZONING

Agricultural

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$31,394.46

DITCH ASSESSMENT

\$1,779.74

Additional information including photos are available at halderman.com.



NEED PROPERTY DIRECTIONS? DOWNLOAD OUR APP

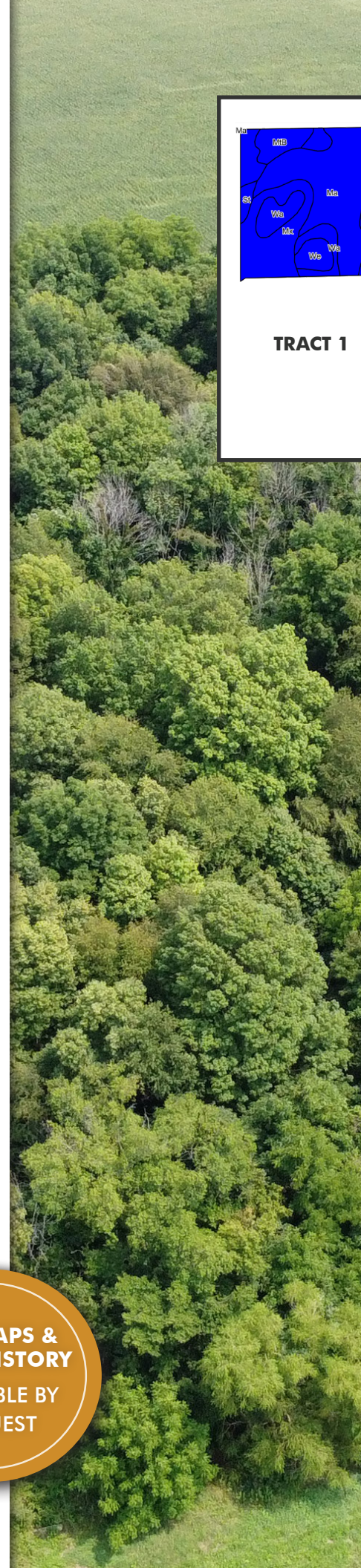
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Halderman events and seminars



**TILE MAPS &
YIELD HISTORY**

AVAILABLE BY
REQUEST

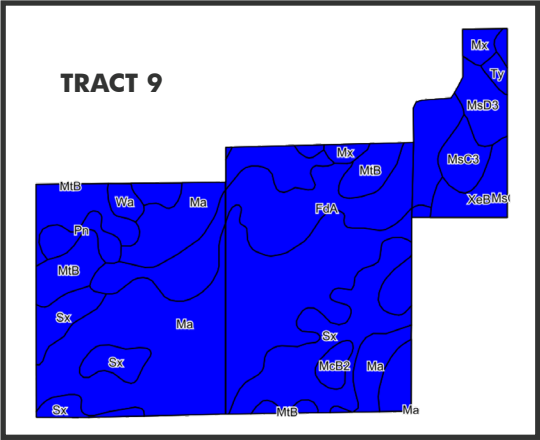
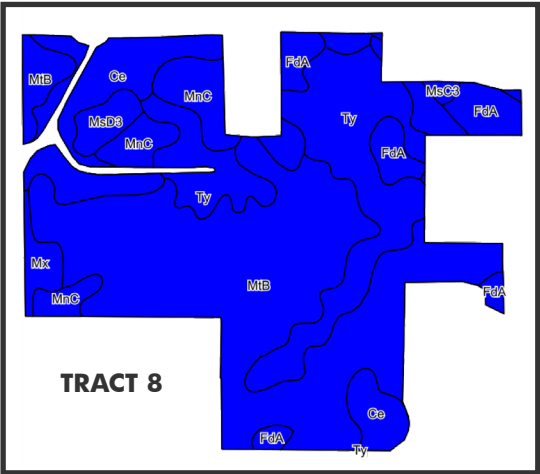
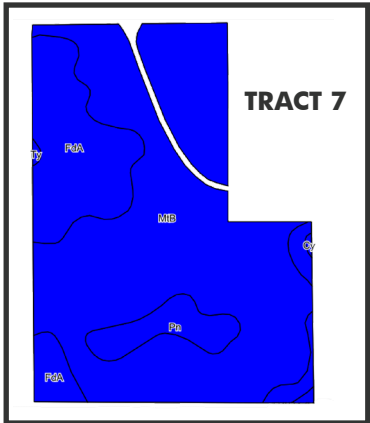
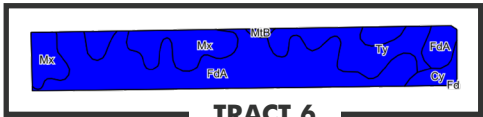
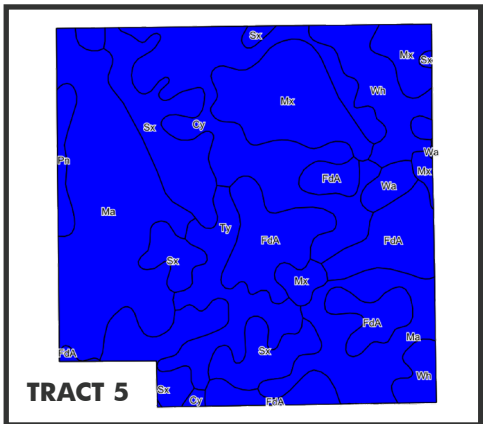
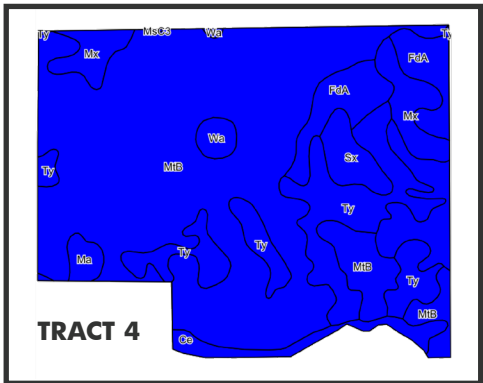
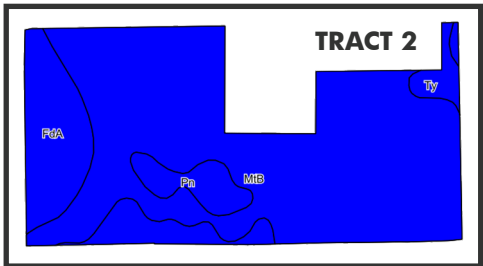
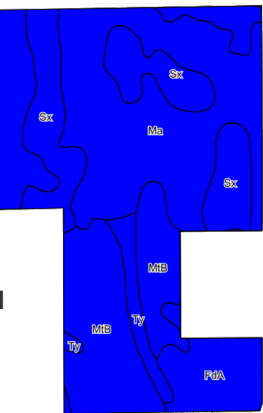




TRACT 1

SOIL DESCRIPTION		ACRES	CORN	SOYBEANS
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes	43.76	175	61
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes	20.63	147	50
Sx	Starks silt loam, 0 to 2 percent slopes	20.59	164	53
Mx	Milford silty clay loam	7.22	160	44
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	7.12	156	51
Wa	Walkill silt loam	3.97	140	40
Ty	Treaty silt loam, 0 to 2 percent slopes	3.14	177	62
We	Westland silty clay loam, 0 to 2 percent slopes	1.78	174	49
St	Sleeth silt loam, 0 to 2 percent slopes	0.71	147	51

WEIGHTED AVERAGE (WAPI) 164 54.6



TRACT 2

SOIL DESCRIPTION	
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes
Pn	Patton silty clay loam, 0 to 2 percent slopes
Ty	Treaty silt loam, 0 to 2 percent slopes

TRACT 4

SOIL DESCRIPTION	
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes
Ty	Treaty silt loam, 0 to 2 percent slopes
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes
Mx	Milford silty clay loam
Ce	Ceresco loam
Sx	Starks silt loam, 0 to 2 percent slopes
Wa	Walkill silt loam
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes

TRACT 5

SOIL DESCRIPTION	
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes
Sx	Starks silt loam, 0 to 2 percent slopes
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes
Cy	Cyclone silt loam, 0 to 2 percent slopes
Mx	Milford silty clay loam
Wh	Whitaker silt loam, 0 to 2 percent slopes
Ty	Treaty silt loam, 0 to 2 percent slopes
Pn	Patton silty clay loam, 0 to 2 percent slopes
Wa	Walkill silt loam

TRACT 6

SOIL DESCRIPTION	
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes
Mx	Milford silty clay loam
Ty	Treaty silt loam, 0 to 2 percent slopes
Cy	Cyclone silt loam, 0 to 2 percent slopes
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes

	ACRES	CORN	SOYBEANS
to 6 percent slopes	49.46	147	50
0 to 2 percent slopes	11.87	156	51
percent slopes	3.18	173	51
nt slopes	1.61	177	62
WEIGHTED AVERAGE (WAPI)	150.6	50.5	

	ACRES	CORN	SOYBEANS
to 6 percent slopes	108.61	147	50
nt slopes	27.03	177	62
0 to 2 percent slopes	19.04	156	51
	9.30	160	44
	4.79	113	30
nt slopes	4.56	164	53
	2.20	140	40
0 to 2 percent slopes	1.99	175	61
WEIGHTED AVERAGE (WAPI)	153	51.2	

	ACRES	CORN	SOYBEANS
0 to 2 percent slopes	39.62	175	61
nt slopes	24.18	164	53
0 to 2 percent slopes	23.63	156	51
percent slopes	23.00	185	65
	18.50	160	44
percent slopes	9.93	155	51
nt slopes	9.87	177	62
2 percent slopes	2.14	173	51
	1.95	140	40
WEIGHTED AVERAGE (WAPI)	168.4	55.7	

	ACRES	CORN	SOYBEANS
0 to 2 percent slopes	10.49	156	51
	3.72	160	44
nt slopes	2.93	177	62
percent slopes	0.64	185	65
2 to 6 percent slopes	0.13	147	50
WEIGHTED AVERAGE (WAPI)	161.2	51.8	

TRACT 7				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes	55.08	147	50
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	16.64	156	51
Pn	Patton silty clay loam, 0 to 2 percent slopes	4.30	173	51
Cy	Cyclone silt loam, 0 to 2 percent slopes	0.25	185	65
Ty	Treaty silt loam, 0 to 2 percent slopes	0.13	177	62
WEIGHTED AVERAGE (WAPI)		150.6	50.3	

TRACT 8				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes	62.13	147	50
Ty	Treaty silt loam, 0 to 2 percent slopes	25.34	177	62
Ce	Ceresco loam	15.73	113	30
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	9.38	156	51
MnC	Miami silt loam, 6 to 12 percent slopes	8.15	138	48
MsD3	Miami clay loam, 12 to 18 percent slopes	2.48	110	39
Mx	Milford silty clay loam	2.19	160	44
MsC3	Miami clay loam, 6 to 12 percent slopes	0.60	121	41
WEIGHTED AVERAGE (WAPI)		148.3	49.5	

TRACT 9				
	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes	49.71	175	61
FdA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	25.83	156	51
Sx	Starks silt loam, 0 to 2 percent slopes	19.43	164	53
MtB	Miami-Crosby silty loams, 2 to 6 percent slopes	6.31	147	50
XeB	Xenia silt loam, 2 to 4 percent slopes	5.08	156	54
MsD3	Miami clay loam, 12 to 18 percent slopes	3.61	110	39
MsC3	Miami clay loam, 6 to 12 percent slopes	2.70	121	41
Pn	Patton silty clay loam, 0 to 2 percent slopes	2.13	173	51
Mx	Milford silty clay loam	1.92	160	44
McB2	Martinsville silt loam, 2 to 6 percent slopes, eroded	1.28	145	51
Wa	Wallkill silt loam	1.11	140	40
Ty	Treaty silt loam, 0 to 2 percent slopes	0.68	177	62
WEIGHTED AVERAGE (WAPI)		162.8	54.8	

890.569^{+/-} total acres



ONLINE BIDDING IS AVAILABLE, visit halderman.com to place an online bid.
Please register prior to the auction. Call 800.424.2324 with any questions.



PO Box 297 • Wabash, IN 46992

CLINTON COUNTY FAIRGROUNDS

1701 S Jackson Street | Frankfort, IN 46041

October 24th | 6:30 pm ET

AUCTION

GOOD FARMLAND • WELL DRAINED • GRAIN FACILITIES • FRANKFORT, IN

9 TRACTS

890.569^{+/-} 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 October 24, 2023. At 6:30 PM, 890.569 acres, more or less, will be sold at the Edward Jones Community Building, 1701 S Jackson St, Frankfort, IN 46041. This property will be offered in nine (9) tracts. Tracts 1-8 will be offered as individual units, in combination or as a whole farm. Tract nine (9) will only be offered as an individual unit and cannot be combined with any other tract. 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 Larry Jordan at (765)473-5849, AJ Jordan at (317)697-3086, Jim Clark at (765)659-4841 or Sam Clark at (317)442-0251 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 8, 2023. The Sellers have the choice to extend this date if necessary. Due to ownership, if tracts 2,3, and or 8 are combined with other tracts, then at closing there will be documentation of the individual values assigned to each of these tracts. Due to ownership, if tract 6 is combined with any other tract, then the separate value for tract 6 will be determined, and tract 6 will have a separate closing.

OPEN HOUSES: Wednesday, October 11, 2023 from 4:00 PM – 6:00 PM; Saturday, October 14, 2023 from 1:00 PM – 4:00 PM.

POSSESSION: Possession of land will be at closing. Possession of the pole buildings and barn will be January 2, 2024. Possession of the grain system and shop will be April 1, 2024.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2023 due 2024. Buyer will be given a credit at closing for the 2023 real estate taxes due 2024 and will pay all taxes beginning with the spring 2024 installment and all taxes thereafter.

DITCH ASSESSMENT: The Buyer(s) will pay 2024 ditch assessment.

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.

WIND LEASE: There is an existing Wind Lease on Tract 9 that will be fully conveyed to the buyer.

DEED: The Sellers will provide a Warranty and 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:** 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.

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

