

CROPLAND • TIMBER • POTENTIAL BUILDING SITES

**CLOSE PROXIMITY TO PURDUE RESEARCH PARK
& PURDUE UNIVERSITY**

AUCTION

DEVELOPMENT POTENTIAL

**THURSDAY,
OCTOBER 3RD at 6:30 PM ET**

AUCTION LOCATION

BECK AG CENTER

4550 US-52
West Lafayette, IN 47906

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

11 TRACTS • TIPPECANOE CO



Gary Bohlander
765.794.0221
garyb@halderman.com



John Bechman
765.404.0396
jbechman@halderman.com



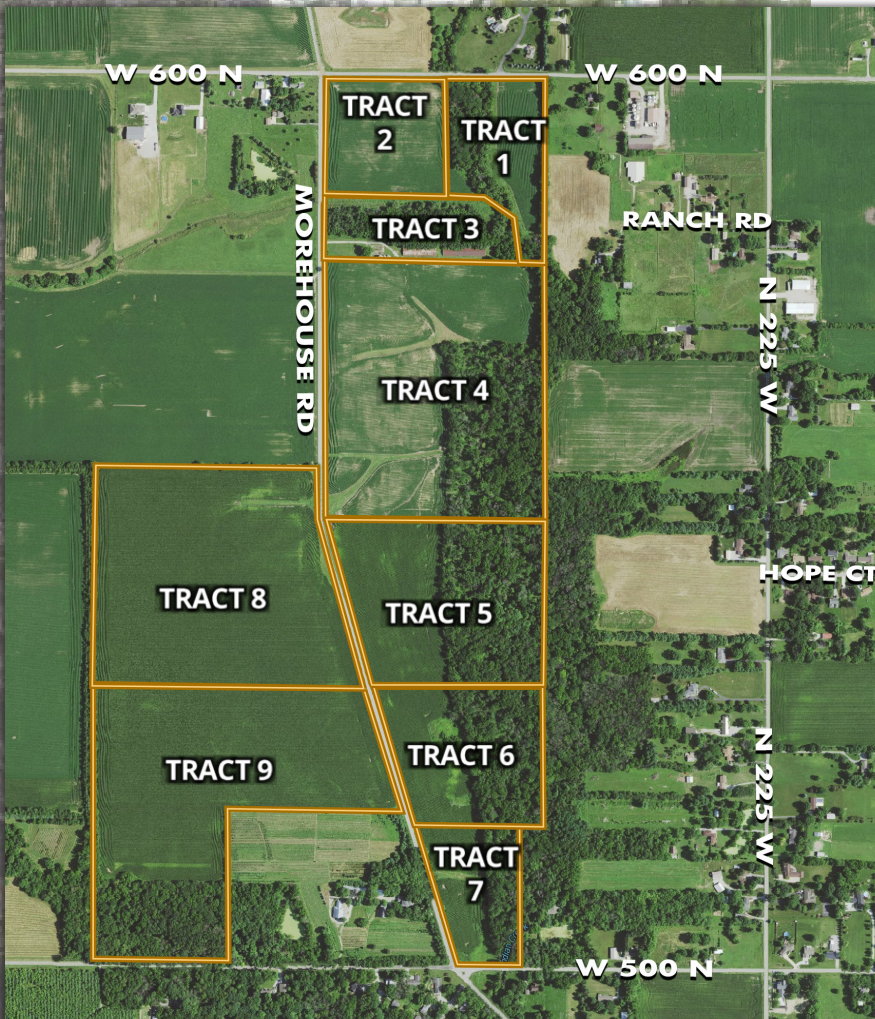
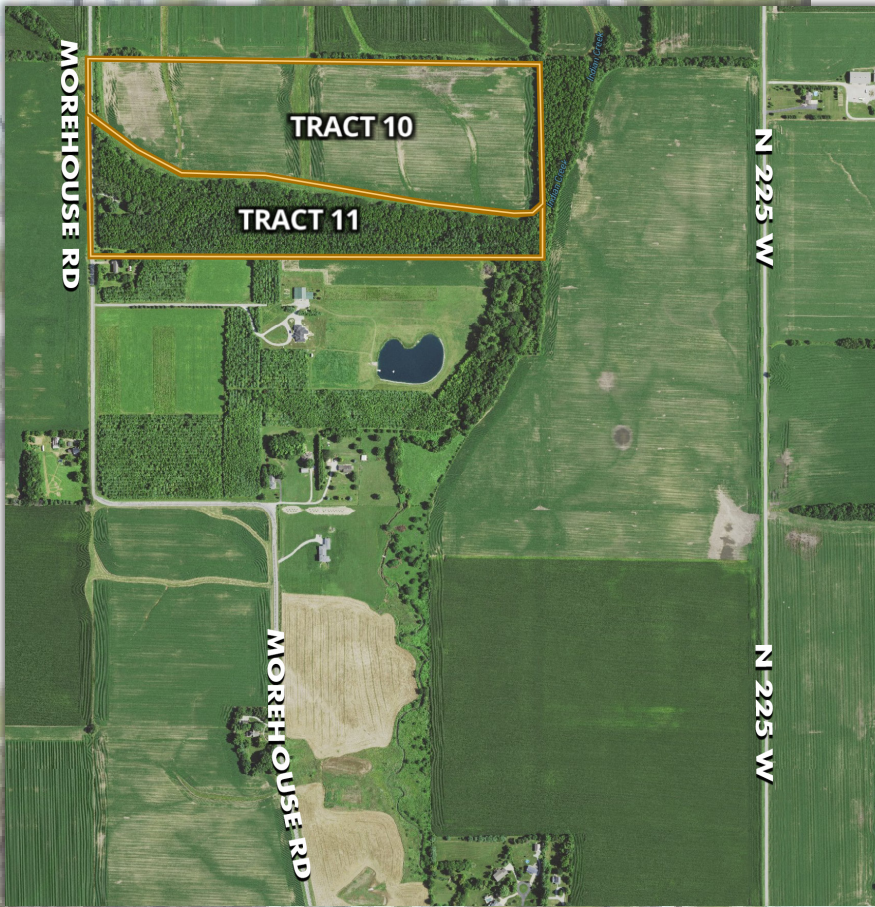
HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

ONLINE BIDDING IS ALSO AVAILABLE

View additional photos, drone footage, and
details regarding this upcoming auction.

FARM: Riley Farm, HLS#GDB-13037 (24)





PROPERTY LOCATION

5820 Morehouse Road,
West Lafayette, IN 47906

Three miles northwest of West Lafayette on both sides of Morehouse Road and north of CR 500 N in Wabash Township, Tippecanoe County.

INSPECTION DATES

(MEET AT TRACT 3)

Saturday, September 14
from 10:00 am - 12:00 pm ET

Tuesday, September 17
from 4:00 pm - 6:00 pm ET

ZONING

Agricultural

WATER SUPPLY

Well

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Tippecanoe School Corporation

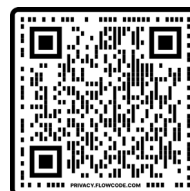
ANNUAL TAXES

\$9,317.66

DITCH ASSESSMENT

\$34.06

Additional information including photos are available at halderman.com.

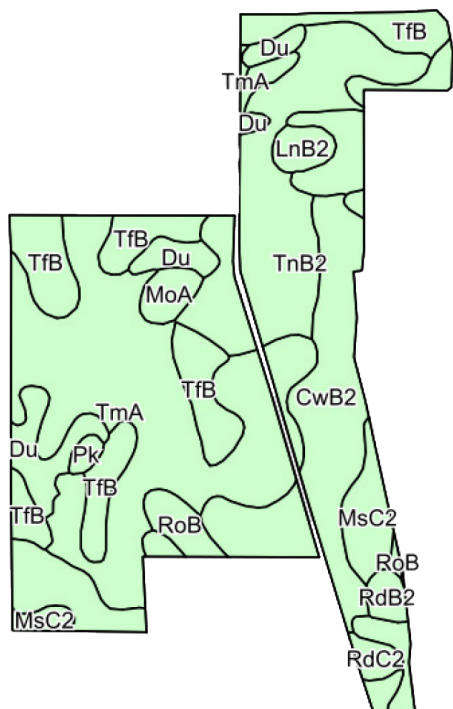
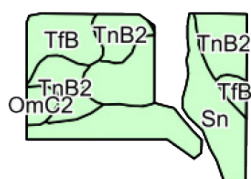


NEED PROPERTY DIRECTIONS?

DOWNLOAD OUR APP



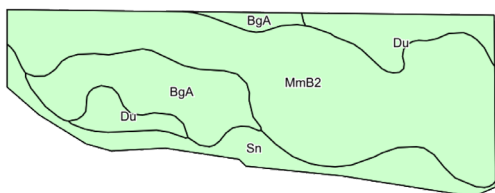
Browse upcoming listings and get instant property directions. Plus, stay updated on the latest Halderman events and seminars.



TRACTS 1-9 SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	40.27	156	50
TnB2	Toronto-Octagon complex, 2 to 6 percent slopes	28.56	143	46
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes	26.12	138	46
Tfb	Throckmorton silt loam, 1 to 3 percent slopes	23.55	145	49
Sn	Sloan clay loam, occasionally flooded	11.65	155	42
Du	Drummer soils	7.18	175	49
MsC2	Miami silt loam, 6 to 12 percent slopes	5.00	133	47
OmC2	Octagon silt loam, 6 to 12 percent slopes	3.60	135	46
MtC3	Miami clay loam, 6 to 12 percent slopes	3.50	126	44
RoB	Rockfield silt loam, 1 to 3 percent slopes	2.63	136	48
MoA	Mellott silt loam, 0 to 2 percent slopes	2.02	150	51
LnB2	Lauramie silt loam, 2 to 6 percent slopes	1.92	145	49
RdB2	Richardville silt loam, 2 to 6 percent slopes	1.41	140	49
RdC2	Richardville silt loam, 6 to 12 percent slopes	1.30	130	46
Pk	Peotone silty clay loam, pothole	0.73	85	22

WEIGHTED AVERAGE (WAPI) 146.8 47.3



TRACTS 10-11 SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
MmB2	Marker silt loam, 2 to 6 percent slopes, eroded	27.56	140	47
BgA	Beecher silt loam, 0 to 2 percent slopes	8.99	140	45
Sn	Sloan clay loam, occasionally flooded	6.65	155	42
Du	Drummer soils	5.80	175	49

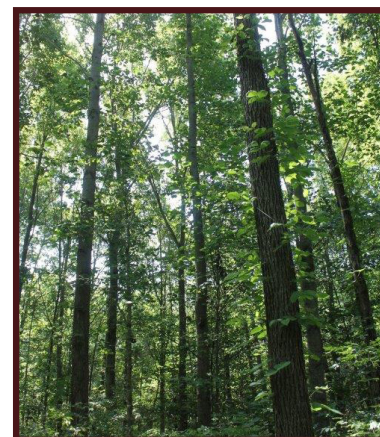
WEIGHTED AVERAGE (WAPI) 146.2 46.2



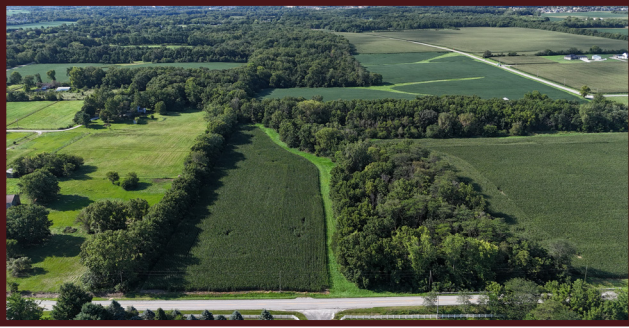
INDIAN CREEK



TRACT 2 CR 600 N



TRACT 1



11^{+/-} Acres

7.11^{+/-} Tillable • 2.89^{+/-} Woods • 1^{+/-} CRP

TRACT 2



14^{+/-} Acres

12.29^{+/-} Tillable • 1.11^{+/-} Woods • 0.6^{+/-} CRP

TRACT 4



46^{+/-} Acres

28.89^{+/-} Tillable • 17.11^{+/-} Woods

TRACT 5



26^{+/-} Acres

14^{+/-} Woods • 12^{+/-} Tillable

TRACT 7



10.76^{+/-} Acres

6.21^{+/-} Tillable • 4.55^{+/-} Woods

TRACT 8



40^{+/-} Acres

All Tillable

TRACT 10



50^{+/-} Acres

42.45^{+/-} Tillable • 5.05^{+/-} Woods • 2.5^{+/-} CRP

TRACT 11



20^{+/-} Acres

19^{+/-} Woods • 1^{+/-} Home

TRACT 3



10^{+/-} Acres

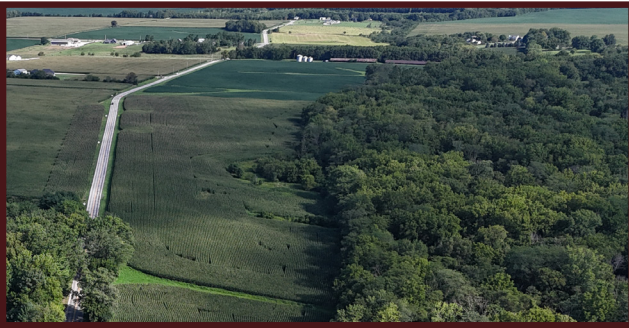
6^{+/-} Woods • 4^{+/-} Non-Tillable



(2) Turkey Barns: 44' x 197' & 44' x 249'

(3) Grain Bins approx. 19,000 bu

TRACT 6



16^{+/-} Acres

9^{+/-} Woods • 7^{+/-} Tillable

TRACT 9



48.85^{+/-} Acres

39.3^{+/-} Tillable • 9.55^{+/-} Woods

TIMBER INFORMATION

Tract 3 and Tract 11 consist of hardwood plantings of 13,000 trees in 1993.

Timber Stand Improvement (TSI) completed in 2016-2018. Timber Report available upon request.



768 SQ FT Home

12' x 24' Detached Garage



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

AUCTION LOCATION:

BECK AG CENTER

4550 US-52, West Lafayette, IN 47906

October 3rd, 6:30 pm ET

AUCTION

TRACTS 4-7



DEVELOPMENT POTENTIAL • CROPLAND • TIMBER

292.61+/- TOTAL ACRES • 11 TRACTS • TIPPECANOE CO, INDIANA

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 3, 2024. At 6:30 PM, 292.61 acres, more or less, will be sold at the Beck Agriculture Center, 4550 US-52, West Lafayette, IN 47906. This property will be offered in eleven (11) 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 Gary Bohlander at (765)794-0221 or John Bechman at (765)404-0396 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 14, 2024. The Sellers have the choice to extend this date if necessary.

INSPECTION DATES: Representatives will be available for questions at Tract 3 on Saturday, September 14, 2024 from 10:00 AM – 12:00 AM; Tuesday, September 17, 2024 from 4:00 PM – 6:00 PM.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights for the 2024 crop. Possession of buildings 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.

DITCH ASSESSMENT: The Buyer(s) will pay 2025 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 2024 farm income.

DEED: The Sellers will provide a General Warranty 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.

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 of up to \$100,000,000 for a corporate offender and \$1,000,000 for an individual, plus imprisonment for up to 10 years.

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. #AU10 000277, HRES IN Lic. #AC69200019,

