

AUCTION LOCATION:

GASTHOF BANQUET CENTER

6747 E Gasthof Vlg Rd, Montgomery, IN 47558

THURS. JUNE 26TH, 6:30 PM ET

AUCTION

PRODUCTIVE FARMLAND • WOODS • POND

7 TRACTS

280+/-
TOTAL ACRES

DAVIESS CO, IN

280+/-
TOTAL ACRES

DAVIESS CO, INDIANA
7 TRACTS • TILLABLE
WOODS • POND



AUCTION

PRODUCTIVE FARMLAND

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on June 26, 2025. At 6:30 PM, 280 acres, more or less, will be sold at the Gasthof Banquet Center, 6747 E Gasthof Vlg Rd, Montgomery, IN 47558. This property will be offered in seven (7) tracts as individual units and in certain combinations. Tracts 1 & 2 may be combined, Tracts 3 & 4 may be combined, and Tracts 6 & 7 may be combined. No other combinations will be permitted. 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 Todd Litten at 812-327-2466 or Charlie McCarty at 812-480-9560 at least two days prior to the sale.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject 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.

CONTINGENCIES: 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 August 26, 2025. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Thursday, June 5, 2025 from 4:00 PM – 6:00 PM

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

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

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2024 payable in 2025, and buyer will be responsible for all 2025 payable 2026 taxes, and all taxes thereafter.

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: The buyer(s) will receive the second half of the 2025 farm rental payment in the fall of 2025. If sold in tracts, rental amounts will be prorated based on tillable acres listed per tract.

DEED: The Sellers will provide a Corporate 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 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). Tracts 2-7 have been mined/reclaimed.

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 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.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

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. #AU10000277, HRES IN Lic. #AC69200019, **HLS#TML-13117 (25)**

THURSDAY,
JUNE 26TH at 6:30 PM ET

AUCTION LOCATION

GASTHOF BANQUET CENTER

6747 E Gasthof Village Road
Montgomery, IN 47558



Todd Litten
812.327.2466
toddl@halderman.com



Charlie McCarty
812.480.9560
charlesm@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

OPEN HOUSE

THURSDAY, JUNE 5 | 4:00 PM - 6:00 PM ET

ONLINE BIDDING IS ALSO AVAILABLE
View additional photos, drone footage, and
details regarding this upcoming auction.

FARM: Craney Family Farm LLC





TRACT 1

58.5+/- Acres 45+/- Tillable
12.5+/- Woods • 1.0+/- Roads/Other



TRACT 2

99.5+/- Acres 75+/- Tillable
22.4+/- Woods • 2.1+/- Roads/Other



AERIAL



TRACT 3

22+/- Acres 20+/- Tillable • 1.0+/- Woods
1.0+/- Non-Tillable/Waterway

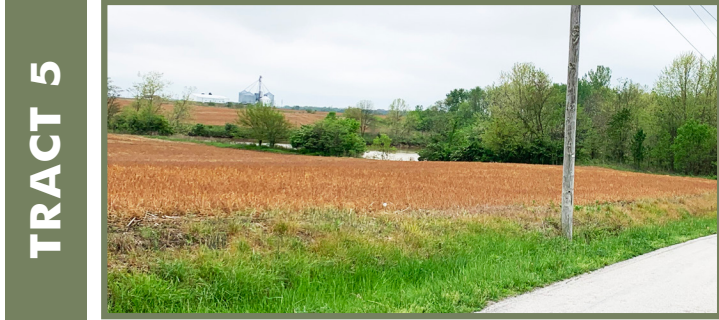


TRACT 4

20+/- Acres 19+/- Tillable
1.0+/- Non-Tillable/Waterway



TRACTS 1 & 2



TRACT 5

36.5+/- Acres 25+/- Tillable
5.5+/- Non-Tillable/Waterway
3.0+/- Woods • 3.0+/- Roads/Other



TRACT 6

27.5+/- Acres 26.5+/- Tillable
1.0+/- Roads/Other



TRACT 5

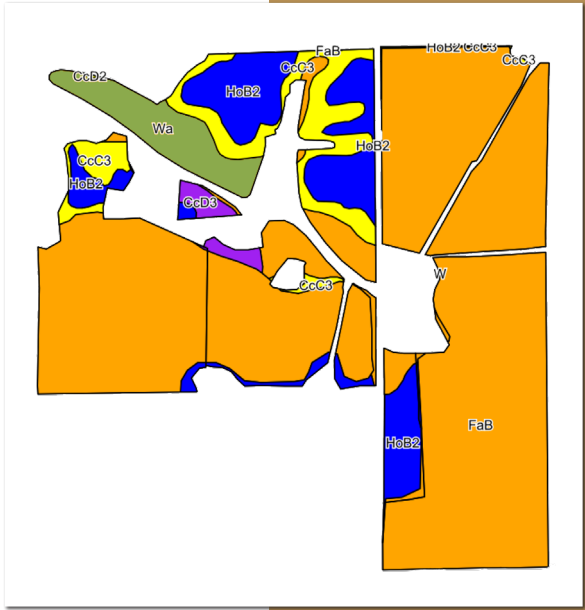


TRACT 7

16+/- Acres 15.5+/- Tillable
0.5+/- Roads/Other

TRACTS 1-7		SOIL MAP			
KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS	
FaB	Fairpoint silt loam, reclaimed, 2 to 8 percent slopes	160.11	145	51	
HoB2	Hosmer silt loam, 2 to 5 percent slopes	28.08	116	37	
Wa	Wakeland silt loam, 0 to 2 percent slopes	21.46	119	39	
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes	16.38	102	36	
CcD3	Cincinnati silt loam, 12 to 18 percent slopes	2.81	97	34	
CcD2	Cincinnati silt loam, 12 to 18 percent slopes	0.06	110	39	

WEIGHTED AVERAGE (WAPI) 135.3 46.9



PROPERTY LOCATION

1/2 mile south of Cannelburg, IN along both sides of CR 900 E, about 7.5 miles east of Washington, IN in Barr Township, Daviess County.

OPEN HOUSE

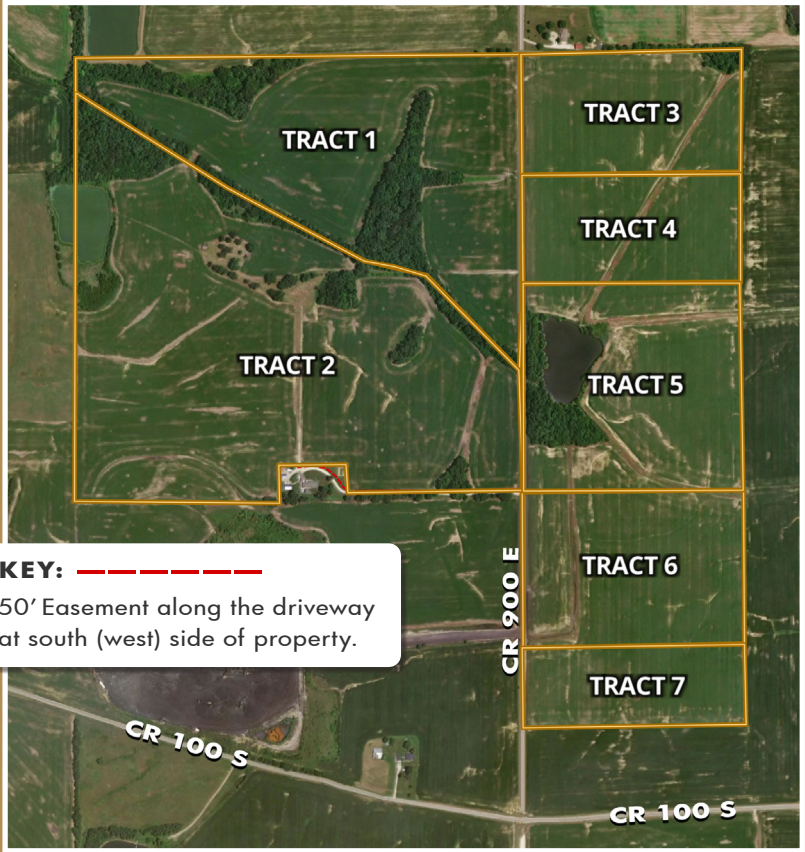
Thursday, June 5 | 4:00 pm - 6:00 pm ET

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Barr-Reeve Schools



KEY: -----
50' Easement along the driveway at south (west) side of property.

PROPERTY TYPE

Farm

ELECTRICITY

REMC

ZONING

Agricultural

WATER SUPPLY

Daviess County
Rural Water

ANNUAL TAXES

\$7,473.00

UTILITIES

Electric

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