

PROPERTY LOCATION

TRACTS 1-5: 1.5 miles south of North Manchester, IN on the south side of E 1100 N in Chester Township, Wabash County.

10690 N 175 E, North Manchester, IN 46962 (TRACT 3)

10636 N 175 E, North Manchester, IN 46962 (TRACT 4)

TRACT 6: 2.5 miles southeast of North Manchester, IN on the south side of E 1100 N in Chester Township, Wabash County.

TRACT 7: 2.25 miles south of North Manchester, IN on the south side of E 1000 N in Chester Township, Wabash County.

TRACTS 8-10: 2.75 miles south of North Manchester, IN and 0.5 miles east of SR 13 in Chester Township, Wabash County.

TRACT 11: 3.25 miles south of North Manchester, IN and 0.5 miles east of SR 13 in Chester Township, Wabash County.

TRACT 12: 3.25 miles south of North Manchester, IN and 1 mile east of SR 13 in Chester Township, Wabash County.

TRACT 13: 4.5 miles southwest of North Manchester, IN on the west side of SR 13 and south of W 800 N in Paw Paw Township, Wabash County.

TRACT 14: 4.5 miles southwest of North Manchester, IN on the east side of SR 13 in Chester Township, Wabash County.



TRACT 2: BANK BARN  
GRAIN SET-UP W/ TOWER DRYING  
AND BINS HODING 140,000 BU CORN



TRACT 3: 5 BEDS | 3.5 BATHS



TRACT 4: 4 BEDS | 2.5 BATHS

SCHOOL DISTRICT

TRACTS 1-12, 14:

Manchester Community Schools

TRACT 13: MSD of Wabash County

TOPOGRAPHY

Level to Gently Rolling

ZONING

A-1 Agricultural

DITCH ASSESSMENT

TOTAL: \$2,233.26

PROPERTY TYPE

Farm

PO Box 297 • Wabash, IN 46992

**AUCTION LOCATION**

MANCHESTER GARDEN EVENT CENTER  
11758 IN-13 | NORTH MANCHESTER, IN 46962

**DEC. 16<sup>TH</sup> | 6:30 PM ET**

**AUCTION**

**14 TRACTS**

**916.56+/- TOTAL ACRES**

**WABASH COUNTY, IN**

HIGH QUALITY TILLABLE FARMLAND • HOG/GRAIN OPERATION

TERMS AND CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on December 16, 2025. At 6:30 PM, 915.87 acres, more or less, will be sold at Metzger Gardens Event Center, 11758 IN-13 N, North Manchester, Indiana 46962. This property will be offered in fourteen (14) 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 Jon Rosen at (260)740-1846, Joe Halderman at (260)563-8888, AJ Jordan at (317)697-3086 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 January 30, 2026. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Monday, November 24, 2025 from 2:00 PM – 4:00 PM; Saturday, November 29, 2025 from 2:00 PM – 4:00 PM.

POSSESSION: Possession of land will be at closing. Possession of the residence, shop, and barn on Tracts 3 and 4 will be at closing. Possession of the hog barns shall be at the conclusion of the lease for the current group of hogs in the barn. Buyer will receive rental income from hog barns in the amount of \$6,046.25 per month for Tract 2 and \$906.93 per month for Tract 4 until the last group of hogs is sold.

PERSONAL PROPERTY: Tracts 1, 2, & 6 have irrigation systems included with the sale of the real estate. Tract 2 has the well that supplies water to both irrigation systems on Tracts 1 and 2. Tract 2 has equipment for the hog buildings included with the sale of the real estate.

REAL ESTATE TAXES: The Sellers will pay real estate taxes for 2025 due 2026. Buyer will be given a credit at closing for the 2025 real estate taxes due 2026 and will pay all taxes beginning with the spring 2026 installment and all taxes thereafter.

DITCH ASSESSMENT: The Buyer(s) will pay 2026 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.

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. The sale of tracts 1, 2, 3, & 4 are subject to the approval of a variance from the subdivision ordinance by the Wabash County Plan Commission. In the event the variance is not approved the tracts will be sold as current tax parcels. The Plan Commission meeting is on November 25th, 2025, so check back to the Halderman website to see if they approved the variance.

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 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. 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

TRACT 2  
HOG AND GRAIN OPERATION

TRACT 4

**14 TRACTS**

**TUES. DECEMBER 16<sup>TH</sup> | 6:30 PM ET**

**AUCTION**

**HIGH QUALITY TILLABLE FARMLAND**

**916.56+/- ACRES**

**INDIANA | WABASH CO**

HALDERMAN  
REAL ESTATE & FARM MANAGEMENT

Halderman-Harmeyer  
Real Estate Services

AUCTION LOCATION:  
**MANCHESTER GARDEN EVENT CENTER**  
11758 N ST RD 13 | NORTH MANCHESTER, IN 46962

Jon Rosen  
260.740.1846  
jonr@halderman.com

Joe Halderman  
260.330.1222  
joeh@halderman.com

AJ Jordan  
317.697.3086  
ajj@halderman.com

Larry Jordan  
765.473.5849  
lj@halderman.com

**800.424.2324 | halderman.com** |   
**SELLER: Haupert Farms Inc., HLS#JRR-13170**

**OPEN HOUSES**  
Monday, November 24<sup>th</sup>  
from 2:00 pm - 4:00 pm ET  
Saturday, November 29<sup>th</sup>  
from 2:00 pm - 4:00 pm ET

**MEET AT:**  
10690 N 175 E (TRACT 3)  
**AND** 10636 N 175 E (TRACT 4)  
North Manchester, IN 46962

**NEED PROPERTY DIRECTIONS?**  
DOWNLOAD OUR APP  
Browse upcoming listings and get instant property directions. Plus, stay updated on the latest Halderman seminars.

**VIEW DRONE FOOTAGE & MORE PHOTOS**  
Access additional information, drone flights, photos and more by scanning the QR code above.





TRACT 1



TRACT 2



TRACT 3



TRACT 4



**111.53<sup>+/-</sup> Acres** Irrigated | 109.77<sup>+/-</sup> Tillable  
0.94<sup>+/-</sup> Non-Tillable | 0.82<sup>+/-</sup> Roads/Other

**OPEN HOUSES** (MEET AT TRACTS 3-4)  
Monday, November 24<sup>th</sup> | 2 pm - 4 pm ET  
Saturday, November 29<sup>th</sup> | 2 pm - 4 pm ET

**102.27<sup>+/-</sup> Acres** Irrigated | 93.45<sup>+/-</sup> Tillable | 5.62<sup>+/-</sup> Building Site | 1.09<sup>+/-</sup> Non-Tillable  
2.11<sup>+/-</sup> Roads/Other

140,000 BU GRAIN SYSTEM: Natural Gas | Leg and Dryer | Grain Bins | Blower System  
54'x 60' & 24'x 52' Bank Barn | Corncrib | 36'x 28' Office & Attached Garage | Machinery Shed  
Shop | Solar Panels

(7) HOG BARNS | Total Capacity: 4000 Grow-Finish Pig | Concrete Floors  
Facility Dimensions: 40'x 120' | 40'x 210' | 45'x 150' | 140'x 40' | 100'x 40' | 160'x 40'

**2.49<sup>+/-</sup> Acres**  
1,852 SQ FT HOME: 5 Beds | 3.5 Baths | Kitchen  
Dining Room | Living Room | Family Room  
FINISHED BASEMENT: Play Room | Laundry Room  
24'x 42' Attached Garage w/Home Office  
24'x 30' Outbuilding

**5.37<sup>+/-</sup> Acres**  
2,632 SQ FT HOME: 4 Bed | 2.5 Bath | Office  
Kitchen | Dining Nook | Family Room  
26'x 28' Attached Garage | Unfinished Basement  
40'x 120' Hog Barn | Heated Shop | Machinery Shed  
(Hog Barn: 500 Head Capacity)

TRACT 5



TRACT 6



TRACT 7



TRACT 8



TRACT 9



**111.13<sup>+/-</sup> Acres** 109.35<sup>+/-</sup> Tillable  
0.11<sup>+/-</sup> Non-Tillable | 1.67<sup>+/-</sup> Roads/Other

**78.76<sup>+/-</sup> Acres** Irrigated  
76.08<sup>+/-</sup> Tillable | 2.68<sup>+/-</sup> Roads/Other

**31.4<sup>+/-</sup> Acres**  
30.11<sup>+/-</sup> Tillable | 1.29<sup>+/-</sup> Roads/Other

**40.64<sup>+/-</sup> Acres** 39.1<sup>+/-</sup> Tillable  
0.81<sup>+/-</sup> Non-Tillable | 0.73<sup>+/-</sup> Roads/Other

**65.78<sup>+/-</sup> Acres**  
63.89<sup>+/-</sup> Tillable | 1.89<sup>+/-</sup> Roads/Other

TRACT 10



TRACT 11



TRACT 12



TRACT 13



TRACT 14



**54.74<sup>+/-</sup> Acres** 53.58<sup>+/-</sup> Tillable  
0.73<sup>+/-</sup> Non-Tillable | 0.43<sup>+/-</sup> Roads/Other

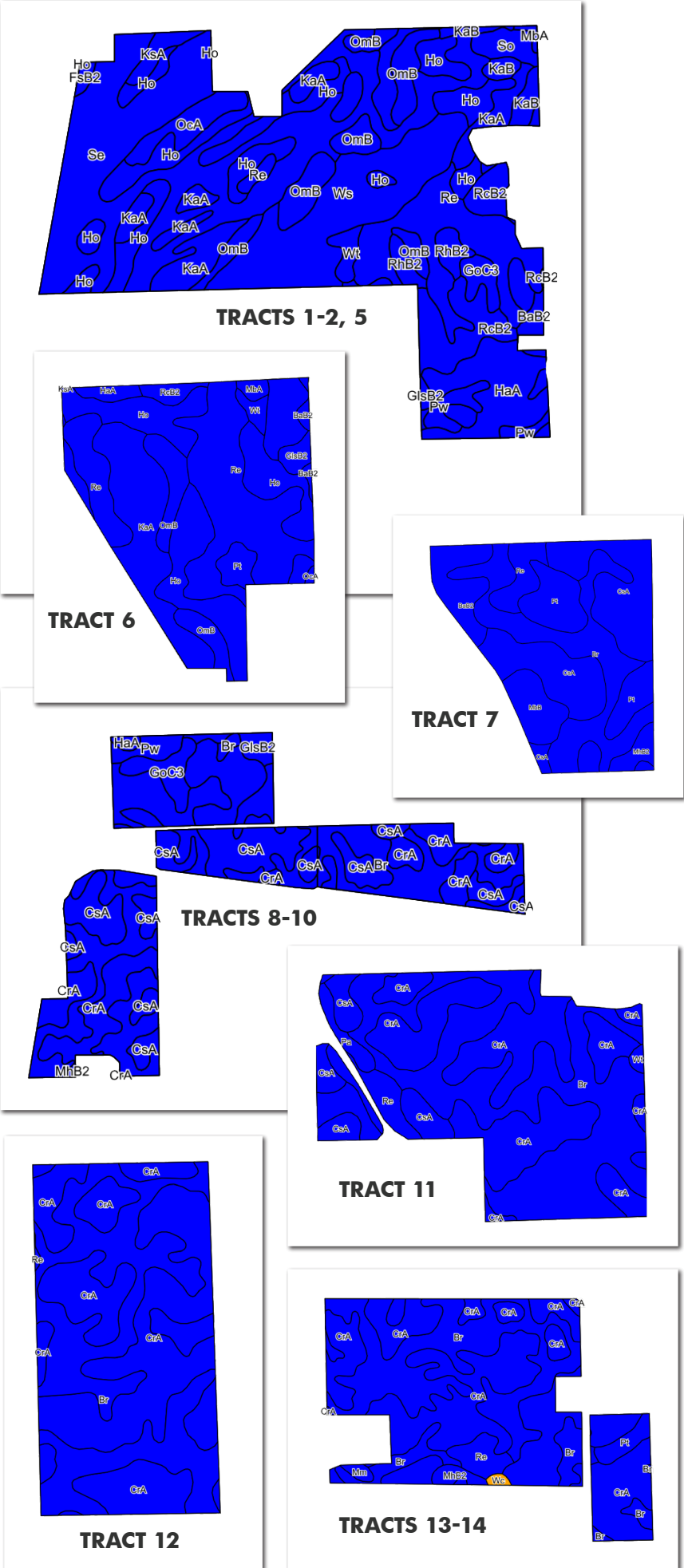
**94.97<sup>+/-</sup> Acres** 90.41<sup>+/-</sup> Tillable  
1.65<sup>+/-</sup> Non-Tillable | 2.91<sup>+/-</sup> Roads/Other

**80<sup>+/-</sup> Acres**  
78.84<sup>+/-</sup> Tillable | 1.16<sup>+/-</sup> Roads/Other

**117.48<sup>+/-</sup> Acres** Pattern Tiled  
107.34<sup>+/-</sup> Tillable | 7.11<sup>+/-</sup> Woods  
0.66<sup>+/-</sup> Non-Tillable | 2.37<sup>+/-</sup> Roads/Other

**20<sup>+/-</sup> Acres** All Tillable

PRODUCTIVE SOILS • 916.56<sup>+/-</sup> ACRES • WABASH CO



SOIL MAP				
KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Br	Brookston loam	194.98	172	49
CrA	Crosby loam, 0 to 3 percent slopes	178.64	126	41
Se	Sebewa loam, disintegration moraine, 0 to 1 percent slopes	86.29	133	37
CsA	Crosier loam, 0 to 3 percent slopes	66.63	140	46
Re	Rensselaer loam, 0 to 1 percent slopes	62.01	167	49
Ho	Homer loam	57.68	99	32
Ws	Westland loam	36.16	165	46
KaA	Kalamazoo sandy loam, 0 to 2 percent slopes	38.25	117	41
OmB	Ormas loamy sand, 2 to 6 percent slopes	26.71	90	32
HaA	Haskins loam, 0 to 3 percent slopes	23.05	158	59
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	24.20	126	44
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	14.02	137	50
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	12.50	157	47
GoC3	Glynwood clay loam, 5 to 12 percent slopes, eroded	10.85	120	42
Pt	Pella silty clay loam	8.54	175	49
OcA	Ockley loam, 0 to 2 percent slopes	6.86	122	42
KaB	Kalamazoo sandy loam, 2 to 6 percent slopes	5.65	117	41
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	5.04	128	44
RhB2	Riddles loam, 2 to 6 percent slopes, severely eroded	4.88	145	51
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	4.08	134	47
Wt	Whitaker loam	4.00	154	50
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.34	142	49
KsA	Kosciusko sandy loam, 0 to 2 percent slopes	2.81	99	35
MbB	Martinsville loam, 2 to 6 percent slopes	2.22	145	51
Pa	Palms muck, undrained	1.78		
MbA	Martinsville loam, 0 to 2 percent slopes	1.40	131	46
Mm	Milford silty clay loam, 0 to 2 percent slopes	1.23	154	43
FsB2	Fox loam, 2 to 6 percent slopes, eroded	0.87	90	32
Wc	Wallkill silt loam, 0 to 2 percent slopes	0.56	142	49
WEIGHTED AVERAGE (WAPI)			143.9	44.5