

AUCTION LOCATION:

MILLER BUILDING ROBERTS PARK
2900 N Park Rd | Connersville, IN 47331

THURS. OCTOBER 29TH | 6:30 PM ET

AUCTION

5 TRACTS

356.801 +/-
TOTAL ACRES

TILLABLE | HOME | OUTBUILDINGS | DRAINAGE OUTLET
CONNERSVILLE, IN | POSEY TWP | FAYETTE CO

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 29, 2026. At 6:30 PM, 356.801 acres, more or less, will be sold at the Miller Building, Roberts Park, 2900 N. Park Road, Connellsville, IN. 47331. 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 Rusty Harmeyer at (765)570-8118, Michael Bonnell at (812)343-4313 or Dave Bonnell (812)343-6036 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 December 30, 2026. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Thursday, October 1, 2026 from 4:00 PM – 5:30 PM; Wednesday, October 14, 2026 from 4:00 PM – 5:30 PM.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights. Possession of the buildings will be December 30, 2026.

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

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the date of closing.

DITCH ASSESSMENT: The Buyer(s) will pay 2027 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 2026 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.

BUYER'S PREMIUM: The buyer's premium is 1% of the purchase price.

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).

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

INDIANA | FAYETTE CO, POSEY TWP



TRACTS 3 & 5

THURS. OCTOBER 29TH | 6:30 PM ET

AUCTION

AUCTION LOCATION

MILLER BUILDING
ROBERTS PARK

2900 N Park Road
Connersville, IN 47331



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

356.801 +/- ACRES | 5 TRACTS

EXCELLENT SOILS, PRODUCTION
AND FERTILITY RECORDS



Rusty Harmeyer
765.570.8118
rustyh@halderman.com



Michael Bonnell
812.343.6036
michaelb@halderman.com



Dave Bonnell
812.343.4313
daveb@halderman.com



800.424.2324
halderman.com
SELLER: Richard Sr
and Joanne Pflum
HLS#RH-13242

TRACT 1



93.55+/- Acres 91.22+/- Tillable
1.93+/- Non-Tillable • 0.4+/- Other

TRACT 3



24+/- Acres 8.5+/- Tillable • 13.0+/- Woods
2.0+/- Home/Buildings • 0.5+/- Other



HOME:
1.5 Story
2,000 SQ FT
3 Bedrooms
1 Bathroom



Visit [halderman.com](https://www.halderman.com) for more interior photos of the home.



OUTBUILDINGS:
24' x 26' Detached 2 Car Garage
80' x 82' Pole Barn • 34' x 48' Frame Barn

TRACT 2



48.751+/- Acres 43.861+/- Tillable
3.5+/- Woods • 1.39+/- Other

TRACT 4



30.5+/- Acres
30.25+/- Tillable • 0.25+/- Other

TRACT 5



160+/- Acres 150.32+/- Tillable
3.23+/- Outbuildings • 3.63+/- Other
2.82+/- Legal Drain/Non-Tillable



OUTBUILDINGS: 32' x 64' Pole Barn
24' x 72' Livestock Building
(3) Grain Bins measuring:
18' x 24' • 18' x 27' • 18' x 30'

OPEN HOUSES

Thurs. October 1
4:00 pm - 5:30 pm ET

Wed. October 14
4:00 pm - 5:30 pm ET

PROPERTY LOCATION

6721 N 500 W
Connersville, IN 47331

West of Bentonville, IN at the intersection of 700 N and 500 W in Posey Township, Fayette County.

SCHOOL DISTRICT

Fayette County School Corp.

WATER SUPPLY

Well

ZONING

Agricultural

PROPERTY TYPE

Farm

ANNUAL TAXES

\$13,749.60

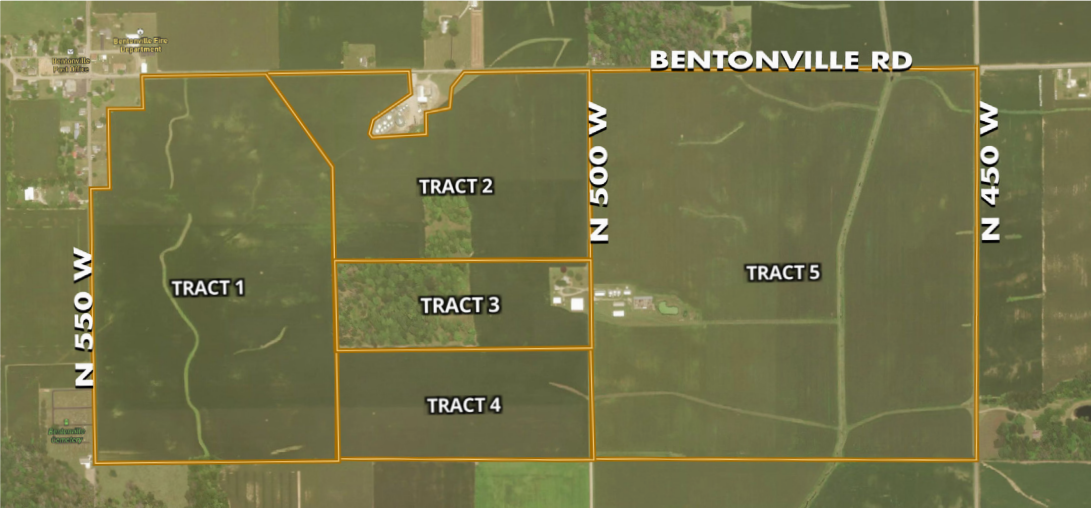
DITCH ASSESSMENT

Buyer to pay 2027 payment

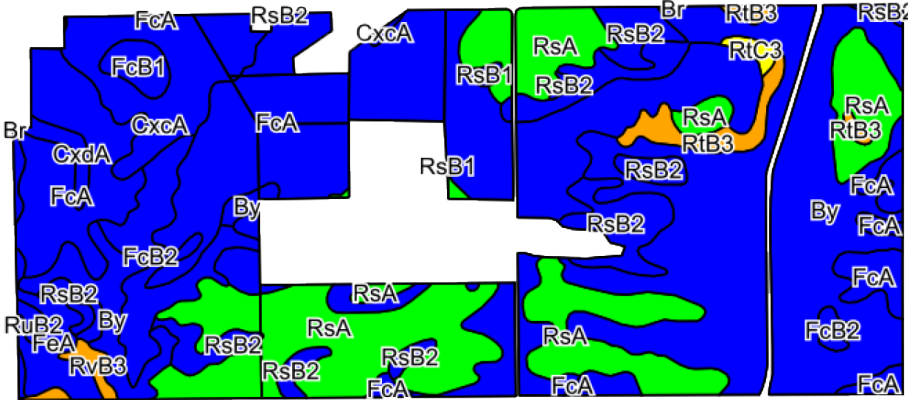
1% BUYER'S PREMIUM

ONLINE BIDDING IS AVAILABLE

View additional details regarding this property including photos and a drone flight. To place a bid, visit [halderman.com](https://www.halderman.com). Please register prior to the auction.



SOIL MAP



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FcA	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	90.88	166	61
By	Brookston silty clay loam, 0 to 2 percent slopes	85.38	173	51
RsA	Russell silt loam, 0 to 2 percent slopes	63.16	155	54
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	27.44	149	53
CxcA	Cyclone silt loam, 0 to 2 percent slopes	16.80	185	65
FcB2	Fincastle silt loam, 2 to 6 percent slopes, moderately eroded	12.81	155	51
FeA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	6.46	156	51
RtB3	Russell soils, 2 to 6 percent slopes, severely eroded	5.49	145	51
FcB1	Fincastle silt loam, 2 to 6 percent slopes, slightly eroded	2.86	160	52
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	1.90	185	65
RvB3	Russell and Miami soils, 2 to 6 percent slopes, severely eroded	1.67	140	49
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	1.06	145	51
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	1.02	135	47
RsB1	Russell silt loam, 2 to 6 percent slopes	0.62	156	54
Br	Brookston silt loam, 0 to 2 percent slopes	0.11	174	61

WEIGHTED AVERAGE (WAPI) 164 55.4