HALDERMAN
REAL ESTATE & FARM MANAGEMENT
PO Box 297 • Wabash, IN 46992

AUCTION LOCATION:
MILLER BUILDING ROBERTS PARK
2900 N Park Road, Connersville, IN 47331

WED. DECEMBER 2ND, 6:30 PM ET

AUCTION

PRODUCTIVE FARMLAND • WOODS • TILLABLE

4 TRACTS

303.78+/- TOTAL ACRES

FAYETTE CO, IN

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 2, 2026. At 6:30 PM, 304.7 acres, more or less, will be sold at the Miller Building Roberts Park, 2900 N Park Road, Connersville, IN 47331. This property will be offered in four (4) 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 Michael Bonnell at (812)343-6036, Dave Bonnell at (812)343-4313 or Rusty Harmeyer at (765)570-8118 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 15, 2027. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing.

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 2026 due 2027. Buyer will be given a credit at closing for the 2026 real estate taxes due 2027 and will pay all taxes beginning with the spring 2027 installment and all taxes thereafter.

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 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).

CLASSIFIED FOREST: If the buyer(s) wishes to remove any or all the acreage in Classified Forest, the buyer(s) is responsible for any real estate tax consequences or penalties that may incur. Buyer is responsible for all associated requirements.

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. #AU100002
77, HRES IN Lic. #AC69200019

LARGE CONTIGUOUS PARCEL OF

PRODUCTIVE FARMLAND



303.78+/- ACRES • 4 TRACTS • FAYETTE CO, INDIANA

AUCTION

WEDNESDAY, DECEMBER 2ND at 6:30 PM ET

HALDERMAN
REAL ESTATE & FARM MANAGEMENT

AUCTION LOCATION

MILLER BUILDING ROBERTS PARK
2900 N PARK ROAD, CONNERSVILLE, IN 47331


Michael Bonnell
812.343.6036
michaelb@halderman.com


Rusty Harmeyer
765.570.8118
rustyh@halderman.com


Dave Bonnell
812.343.4313
daveb@halderman.com

800.424.2324
HALDERMAN.COM

SELLER: Lambert, **HLS#MDB-13285**



TRACT 1

64.65$^{+/-}$ Acres All Tillable

TRACT 2

42.64$^{+/-}$ Acres All Tillable



TRACT 3

41$^{+/-}$ Acres

29.5$^{+/-}$ Classified Forest • 11.5$^{+/-}$ Woods



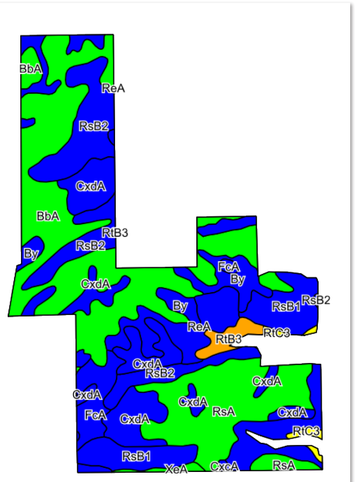
TRACT 4

155.49$^{+/-}$ Acres 137.981$^{+/-}$ Tillable

12.509$^{+/-}$ Woods • 5.0$^{+/-}$ Classified Forest



PICTURED: TRACT 2 AND PARTIAL TRACT 3 WOODS



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
BbA	Birkbeck silt loam, 0 to 2 percent slopes	70.01	155	54
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	36.10	185	65
RsA	Russell silt loam, 0 to 2 percent slopes	35.20	155	54
RsB1	Russell silt loam, 2 to 6 percent slopes	32.01	156	54
RsB2	Russell silt loam, 2 to 6 percent slopes eroded	30.45	149	53
ReA	Reesville silt loam, 0 to 2 percent slopes	13.48	161	53
By	Brookston silty clay loam, 0 to 2 percent slopes	10.64	173	51
FcA	Fincastle silt loam, New Castle Till Plain, 0 to 2 percent slopes	9.37	166	61
RtB3	Russell soils, 2 to 6 percent slopes, severely eroded	3.79	145	51
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	1.87	135	47
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.24	156	54
CxcA	Cyclone silt loam, 0 to 2 percent slopes	0.35	185	65
	WEIGHTED AVERAGE (WAPI)		**160.1**	**55.5**

Additional information including photos and drone flight are available at halderman.com.



PICTURED: TRACT 4 CLOSEUP

ONLINE BIDDING IS AVAILABLE

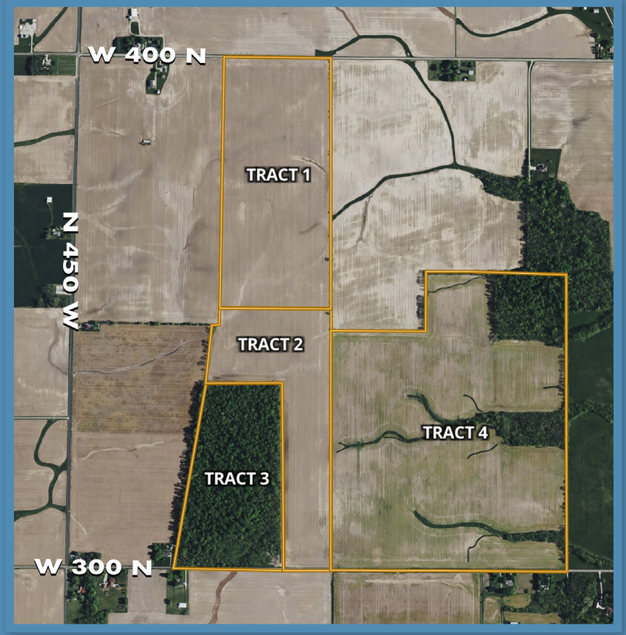
To place a bid, visit halderman.com. Please register prior to the auction for online bids.

Contact **800.424.2324** with any troubleshooting or auction registration questions.

SCAN

303.78$^{+/-}$ ACRES

LARGE CONTIGUOUS PARCEL OF PRODUCTIVE FARMLAND



PROPERTY LOCATION

Approximately 7 miles northwest of Connersville, IN between CR 300 N and CR 400 N in Harrison Township, Fayette County.

SCHOOL DISTRICT

Fayette County School Corporation

ZONING

A-1 *(Prime Agriculture District)*

ANNUAL TAXES

Tract 1: $2,730.20

Tracts 2 & 3: $1,782.72

Tract 4: $4,632.54

TOPOGRAPHY

Level to Gently Rolling

SCAN

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