

AUCTION LOCATION:
**EDWARD JONES COMMUNITY
BUILDING**
1701 S JACKSON ST | FRANKFORT, IN 46041

MON. FEBRUARY 23RD | 6:30 PM ET

AUCTION

TILLABLE | WOODS | POTENTIAL BUILDING SITE

3 TRACTS

276.28+/-
TOTAL ACRES

CLINTON/BOONE 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 February 23, 2026. At 6:30 PM, 276.28 acres, more or less, will be sold at the Edward Jones Community Building, 1701 S Jackson St, Frankfort, IN 46041. This property will be offered in three (3) 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 Jim Clark at (317)627-6928 or Sam Clark at (317)442-0251 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 April 10, 2026. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land and buildings will be at closing.

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

REAL STATE 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 Trustee's 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).

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.

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INDIANA
CLINTON CO | BOONE CO

**276.28+/-
TOTAL ACRES**

3 TRACTS | WOODS
CREEK | POTENTIAL
BUILDING SITE

AUCTION

LARGE BLOCK PRIME FARMLAND

JOIN US

MONDAY, FEBRUARY 23RD | 6:30 PM ET



Jim Clark
317.627.6928
jimc@halderman.com



Sam Clark
317.442.0251
samc@halderman.com

800.424.2324 | halderman.com

FARM: Lela Powers Trust, HLS#SFC-13195

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1701 S JACKSON STREET | FRANKFORT, IN 46041



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services

TRACT 1

155.8+/- Acres 151.1+/- Tillable
4.7+/- Non-Tillable • Creek

TRACT 2

40.48+/- Acres 19.6+/- Tillable
18+/- Woods • 0.18+/- Non-Tillable
2.7+/- Building Site
26' x 48' Open Sided Tool Shed

TRACT 3

80+/- Acres
79.3+/- Tillable • 0.7+/- Non-Tillable

PROPERTY LOCATION

Approx. 7250 S CR 880 W
Colfax, IN 46035

South of Colfax, IN on the east and west sides of CR 880 W and the south side of CR 700 S in Perry Township, Clinton County (*Tracts 1-2*) and Sugar Creek Township, Boone County (*Tract 3*).

SCHOOL DISTRICT

TRACTS 1-2: Clinton Prairie Schools
TRACT 3: Western Boone Schools

ZONING

Agricultural

PROPERTY TYPE

Farm, Recreational
Potential Building Site

TOPOGRAPHY

Level to Gently Rolling

ANNUAL TAXES

\$9,510.24

DITCH ASSESSMENT

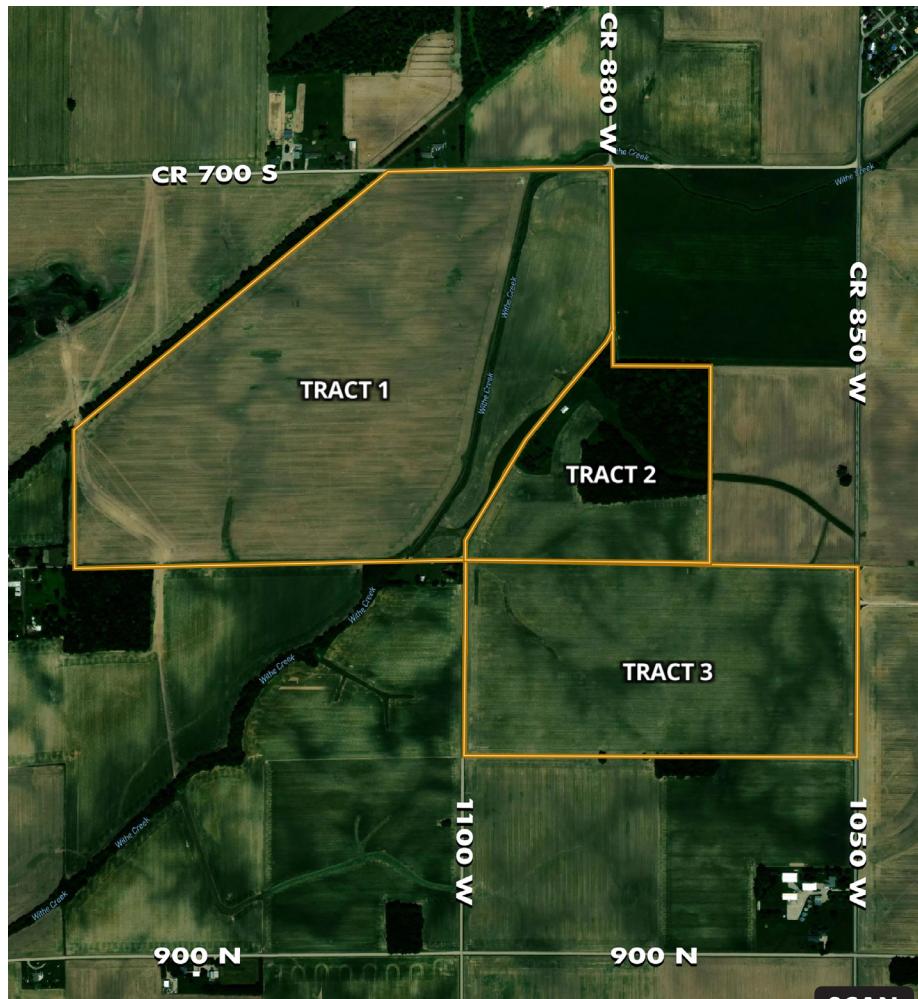
\$863.24

NEED PROPERTY DIRECTIONS?

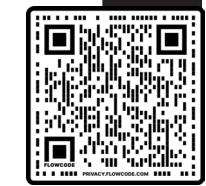
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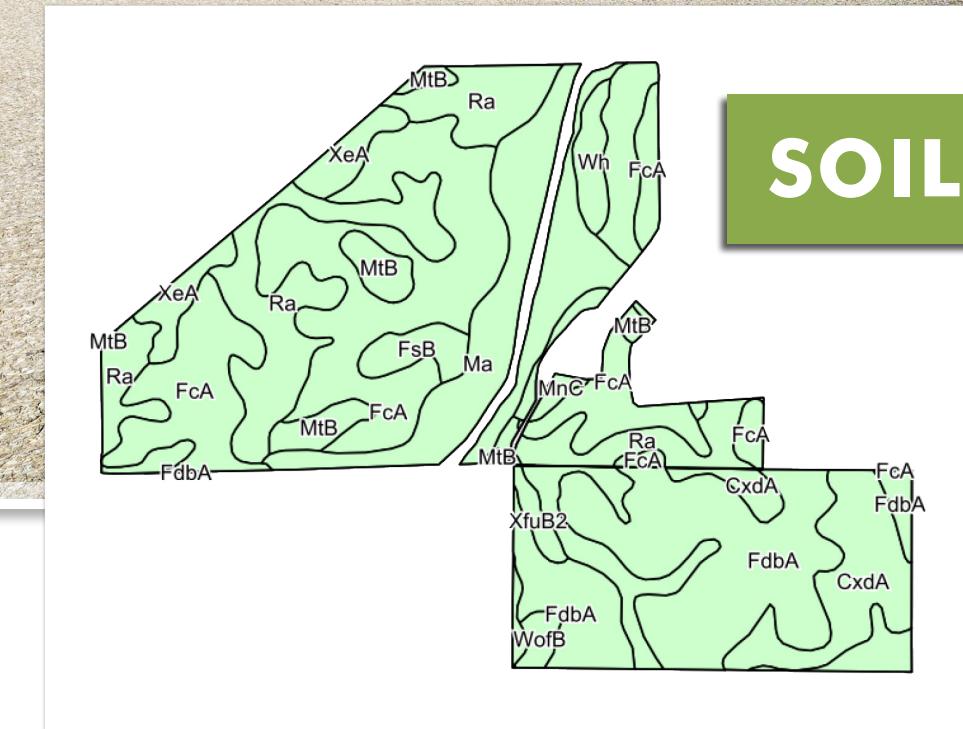
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Access additional details including drone footage.
To place a bid, visit halderman.com. Please register prior to the auction.



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KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	65.86	168	62
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	49.34	168	62
Ra	Ragsdale silt loam, 0 to 2 percent slopes	41.57	185	56
Ma	Mahalasville silty clay loam, 0 to 2 percent slopes	30.11	175	61
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	26.45	185	65
MtB	Miami-Crosby silt loams, 2 to 6 percent slopes	15.03	147	50
XeA	Xenia silt loam, 0 to 2 percent slopes	7.54	154	54
FsB	Fox silt loam, 2 to 6 percent slopes	4.10	100	35
Wh	Whitaker silt loam, 0 to 2 percent slopes	3.78	155	51
MnC	Miami silt loam, 6 to 12 percent slopes	2.58	138	48
XfuB2	Miami-Rainsville complex, 2 to 6 percent slopes, eroded	1.84	141	49
WofB	Williamstown-Crosby silt loams, 2 to 4 percent slopes	1.75	145	46

WEIGHTED AVERAGE (WAPI) 169.8 59.3



ONLINE BIDDING IS AVAILABLE, visit halderman.com to place an online bid. Please register prior to the auction. Call the Halderman Main Office at 800.424.2324 with any questions.