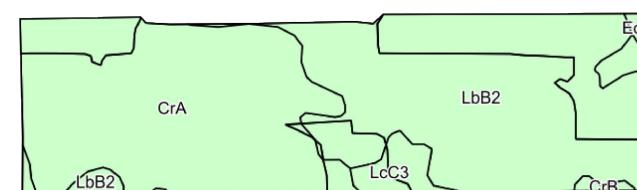


TUES. MARCH 3<sup>RD</sup> | 4 PM - 6 PM ET

# ABSOLUTE AUCTION

ONLINE at [halderman.com](http://halderman.com)

TILLABLE CROPLAND • RURAL HOME • WOODS • WAYNE CO, IN



## SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
LbB2	Losantville silt loam, 2 to 6 percent slopes, eroded	49.17	121	43
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	45.46	123	41
LcC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	4.42	111	38
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	0.50	138	46
EoA	Eldean loam, 0 to 2 percent slopes	0.46	115	37

WEIGHTED AVERAGE (WAPI) 121.5 41.9

Additional information including photos and drone flight are available at [halderman.com](http://halderman.com).



WHOLE FARM  
PICTURED ABOVE



CROPLAND  
RURAL HOME  
WOODS &  
RECREATIONAL

2 TRACTS

98.37 +/-  
TOTAL ACRES

# ABSOLUTE AUCTION

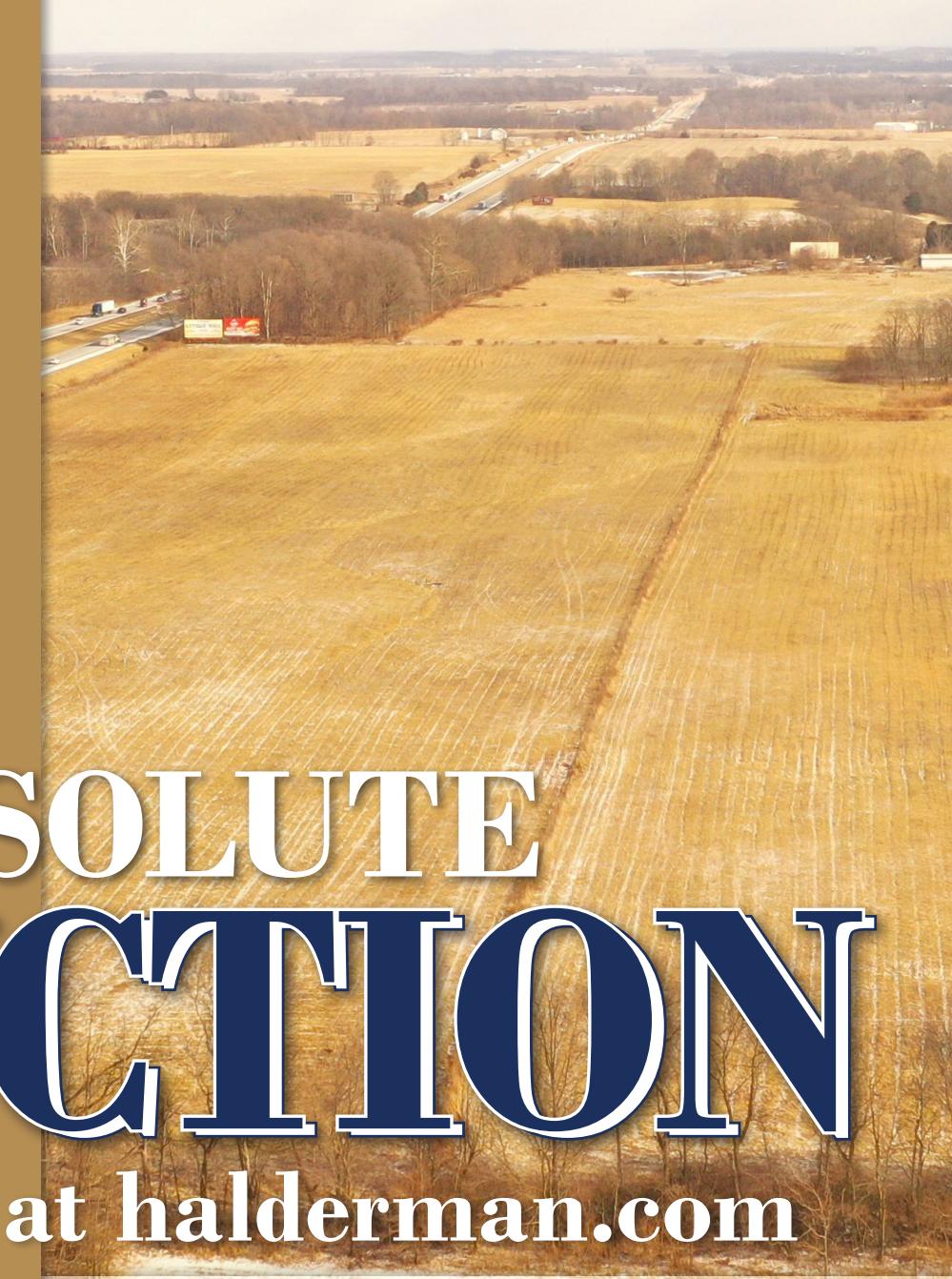
ONLINE at [halderman.com](http://halderman.com)

TUES. MARCH 3<sup>RD</sup>  
4:00 PM - 6:00 PM ET



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT

INDIANA | WAYNE CO | JACKSON TWP



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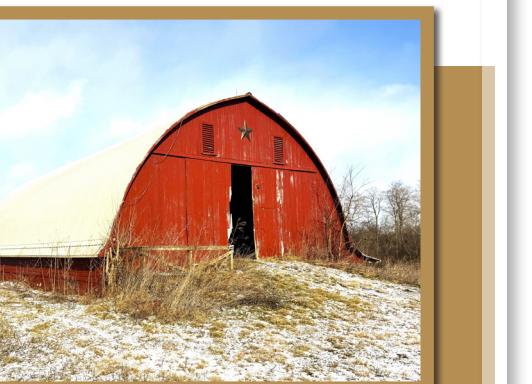
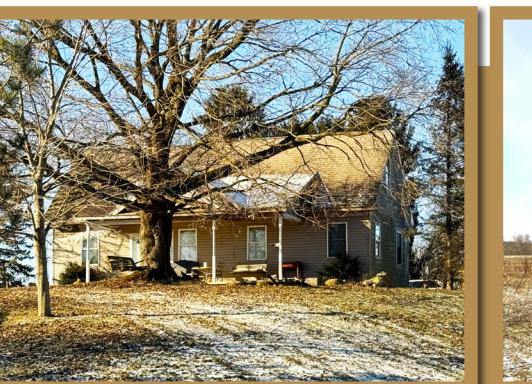


**800.424.2324**  
[halderman.com](http://halderman.com)  
**Seller:** Kenneth E. Stockton Estate  
**HLS#CCP-13202**

**LEARN MORE ABOUT THIS LISTING**  
Access additional details of this auction including  
drone footage. To place a bid, visit [halderman.com](http://halderman.com).  
Please register prior to the auction.



## TRACT 1



**12+/- Acres:** 4.8+/- Non-Tillable | 3.0+/- Tillable | 1.3+/- Woods | 1.1+/- Building Site | 1.0+/- Home  
0.5+/- Pond | 0.3+/- Roads/Other

**HOME:** 1900 Construction | 1,140 SQ FT | 3 Bedrooms | 1 Bathroom | Partial Basement

LP Gas/Wood Furnace with Air Conditioning

**OUTBUILDINGS:** 24' x 32' Detached Garage 768 SQ FT | 40' x 60' x 22' Barn (Constructed 1950)  
24' x 56' x 14' Pole Building (Constructed 2012) | (2) Grain Bins Each Measuring: 18' x 19'

## TRACT 2



**86.37+/- Acres:** 73.06+/- Tillable | 13.21+/- Woods | 0.1+/- Roads/Other

### PROPERTY LOCATION

1656 N Symonds Creek Road  
Cambridge City, IN 47327

On the west side of Symonds Creek Road, approximately 1/4 mile north of Goose Heaven Road in Jackson Township, Wayne County.

### 1% BUYER'S PREMIUM

### OPEN HOUSES:

Wednesday, February 11<sup>th</sup> | 4:00 pm - 5:00 pm ET  
Saturday, February 21<sup>st</sup> | 12:00 pm - 1:00 pm ET

### SCHOOL DISTRICT

Western Wayne  
School Corporation

### ZONING

Agricultural

### ANNUAL TAXES

\$5,438.82

### TOPOGRAPHY

Gently Rolling



### TERMS AND CONDITIONS

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:  
ONLINE BIDDING: AUCTION DATE / TIME: Bidding begins: March 3, 2026 @ 4:00 PM EST, Bidding closes: March 3, 2026 @ 6:00 PM EST (\*\*See AUCTION END TIMES). This property will be offered in two (2) tracts as individual units or as a whole farm. Each bid shall constitute an offer to purchase and the final bid 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 Chris Peacock at (765)546-0592, Lauren Peacock at (765)546-7359, or Rusty Harmeyer at (765)570-8118 at least two days prior to the sale.

UPON CONCLUSION OF THE AUCTION: This auction is an absolute auction and the property will sell the night of the auction. A Halderman Representative will contact the winning bidder(s) to arrange a time to review and execute the Purchase Agreement. The successful bidders will receive a Real Estate Contract and are required to fully and correctly complete and properly sign without any modifications. Bidders are to return the completed, signed contract to Halderman Real Estate Services, Inc. by email, fax or delivered in person by 4:00 PM of the day following the auction. Along with the completed, signed contract, the winning bidders will be required to submit the specified non-refundable earnest money deposit as stated in the real estate terms. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer(s) as part of the purchase price of the property. Wire transfer instructions, if needed, will be provided to the Buyer(s) along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees.

Successful bidders not executing and returning the completed contract and earnest money deposit by 4:00 PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Halderman Real Estate Services, Inc. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Halderman Real Estate Services, Inc. and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Halderman Real Estate Services, Inc. In addition, Halderman Real Estate Services, Inc. also reserves the right to recover any damages separately from the breach of the Buyer.

Both the Successful Bidder and Seller shall indemnify Halderman Real Estate Services, Inc. for and hold harmless Halderman Real Estate Services, Inc. from any costs, losses, liabilities, or expenses, including attorney fees resulting from Halderman Real Estate Services, Inc. being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

### REAL ESTATE TERMS:

- **TERMS OF SALE:** 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject to financing.
- **CONTINGENCIES:** This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.
- **ACREAGE:** The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
- **DATE OF CLOSING:** Closing will occur on or before April 17, 2026. The Sellers have the choice to extend this date if necessary.

• **OPEN HOUSES:** Wednesday, February 11, 2026 from 4:00 PM – 5:00 PM; Saturday, February 21, 2026 from 12:00 PM – 1:00 PM.

• **POSSESSION:** Possession of the land will be at closing. Possession of the house and buildings will be 30 days after closing.

• **FARMLAND ACCESS:** The successful bidder for tract 2 will be allowed access to prepare for the 2026 crop season with an additional 10% non-refundable deposit to be submitted with earnest money at the time of purchase agreement signing. This deposit is non-refundable.

• **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 Ditch Assessment will be prorated to the date of closing.

• **SURVEY:** A 12.0 acre survey has been completed for Tract 1 and paid for by the Seller. 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 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 provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. 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