LEARN MORE ABOUT THIS LISTING

Access additional details including drone footage.

Online Bidding is available. To place a bid, visit halderman.com. Please register prior to the auction.

SCAN

SELLER: Kennell Farms
HLS#AJJ-13282



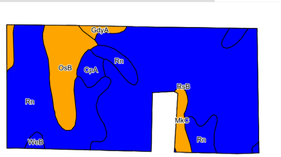
EQUIPMENT AUCTION
Preview: December 1 | 1-5 pm

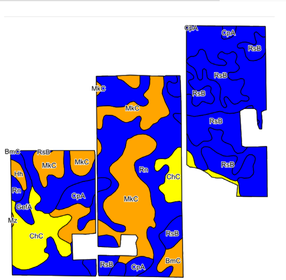
Bidding Opens:
November 25 | 8:00 am ET

Bidding Closes:
December 2 | 6:30 pm *(soft close)*

Visit halderman.com for more details.

SOIL MAPS





TRACT 1

KEY	SOIL DESCRIPTION	ACRES	CORN
RsB	Riddles silt loam, 2 to 6 percent slopes	38.89	139
Rn	Rensselaer loam, till substratum	23.01	175
OsB	Ormas loamy fine sand, 2 to 6 percent slopes	8.67	110
CpA	Crosier loam, 0 to 3 percent slopes	1.78	149
MkC	Metea loamy fine sand, 3 to 10 percent slopes	1.77	110
GdyA	Gilford loam, outwash plain, 0 to 1 percent slopes	0.87	148
WeB	Wawasee sandy loam, 2 to 8 percent slopes	0.59	134
	WEIGHTED AVERAGE (WAPI)		**146.3**

TRACTS 2, 4-5

KEY	SOIL DESCRIPTION	ACRES	CORN
Rn	Rensselaer loam, till substratum	95.79	175
MkC	Metea loamy fine sand, 3 to 10 percent slopes	46.30	110
RsB	Riddles silt loam, 2 to 6 percent slopes	36.45	139
ChC	Chelsea loamy fine sand, 4 to 12 percent slopes	21.91	75
CpA	Crosier loam, 0 to 3 percent slopes	8.50	149
BmC	Bloomfield loamy fine sand, 4 to 12 percent slopes	3.50	85
GefA	Gilford sandy loam, outwash plain, 0 to 1 percent slopes	3.48	151
Hh	Houghton muck, drained	1.53	159
Mz	Morocco loamy fine sand, 0 to 2 percent slopes	0.13	102
	WEIGHTED AVERAGE (WAPI)		**142.1**

TRACT 6-7

KEY	SOIL DESCRIPTION	ACRES	CORN
WeB	Wawasee sandy loam, 2 to 8 percent slopes	41.32	134
Rn	Rensselaer loam, till substratum	37.68	175
Ad	Ackerman muck, drained	4.61	144
Hh	Houghton muck, drained	3.58	159
RsB	Riddles silt loam, 2 to 6 percent slopes	1.52	139
CpA	Crosier loam, 0 to 3 percent slopes	1.37	149
BmC	Bloomfield loamy fine sand, 4 to 12 percent slopes	1.17	85
MkC	Metea loamy fine sand, 3 to 10 percent slopes	1.07	110
	WEIGHTED AVERAGE (WAPI)		**151.6**

TRACT 8

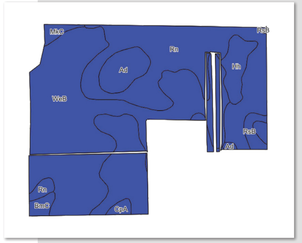
KEY	SOIL DESCRIPTION	ACRES	CORN
RsB	Riddles silt loam, 2 to 6 percent slopes	35.20	139
Rn	Rensselaer loam, till substratum	16.11	175
MoC3	Miami clay loam, 6 to 14 percent slopes, severely eroded	5.71	126
CpA	Crosier loam, 0 to 3 percent slopes	5.21	149
ChC	Chelsea loamy fine sand, 4 to 12 percent slopes	0.07	75
	WEIGHTED AVERAGE (WAPI)		**147.9**

TRACTS 9-10

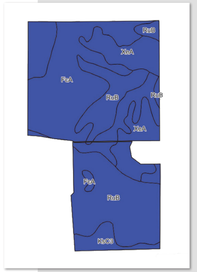
KEY	SOIL DESCRIPTION	ACRES	CORN
RuB	Russell silt loam, 2 to 6 percent slopes	53.56	156
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	48.47	168
XeA	Xenia silt loam, 0 to 2 percent slopes	20.34	154
KsC3	Kosciusko sandy clay loam, 6 to 12 percent slopes	6.67	95
	WEIGHTED AVERAGE (WAPI)		**157**

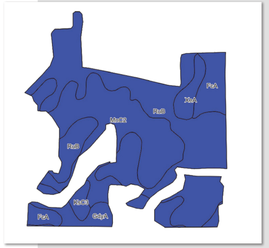
TRACT 11

KEY	SOIL DESCRIPTION	ACRES	CORN
RuB	Russell silt loam, 2 to 6 percent slopes	42.49	156
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	27.83	133
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	7.22	168
GdyA	Gilford loam, outwash plain, 0 to 1 percent slopes	4.03	148
XeA	Xenia silt loam, 0 to 2 percent slopes	3.13	154
KsC3	Kosciusko sandy clay loam, 6 to 12 percent slopes	1.75	95
	WEIGHTED AVERAGE (WAPI)		**147.9**









INDIANA | CASS CO
BOONE & JEFFERSON TWP



AUCTION

PRODUCTIVE FARMLAND

TUESDAY, DECEMBER 1ST at 6:30 PM ET

AUCTION LOCATION:

BERKLEY EVENT CENTER
6016 N US-HWY 35
ROYAL CENTER, IN 46978

741.108+/- ACRES
11 TRACTS | LARGE ACRE TRACTS
HOME SITE | HUNTING POSSIBILITIES

HALDERMAN
REAL ESTATE & FARM MANAGEMENT


AJ Jordan
317.697.3086
ajj@halderman.com


Emma Barr
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ebarr@halderman.com


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765.499.1170
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Larry Jordan
765.473.5849
lj@halderman.com

800.424.2324 | HALDERMAN.COM

TRACT 1



76.84+/- Acres
75.58+/- Tillable | 1.26+/- Roads/Other

TRACT 2



54.234+/- Acres
54+/- Tillable | 0.234+/- Roads/Other

TRACT 4



86.651+/- Acres
85.61+/- Tillable | 1.041+/- Roads/Other

TRACT 5



75.085+/- Acres 66.76+/- Tillable
8.0+/- Woods | 0.325+/- Roads/Other

TRACT 6



79.287+/- Acres 75.32+/- Tillable
1.7+/- Woods | 2.267+/- Roads/Other

TRACT 7



20.776+/- Acres
17+/- Tillable | 3.776+/- Roads/Other

TRACT 8



62.306+/- Acres
62.3+/- Tillable | 0.006+/- Roads/Other

TRACT 9



86.248+/- Acres
84.09+/- Tillable | 2.158+/- Roads/Other

TRACT 3



6.635+/- Building Site Acres



HOME: (5) Bedrooms
(2) Full Bathrooms | Parlor
Dining and Sitting Room
Utility Room | Central Air
Kitchen | Partial Basement
Enclosed Front Porch
Forced Air Gas Furnace
Asphalt Shingle Roof

Interior photos can be viewed at halderman.com/upcoming-auctions





GRAIN SYSTEM: (5) 6,000 BU Bins | 24,000 BU Bin
(2) 10,000 BU Bins | GIS 350 BU/HR Drier | Air System





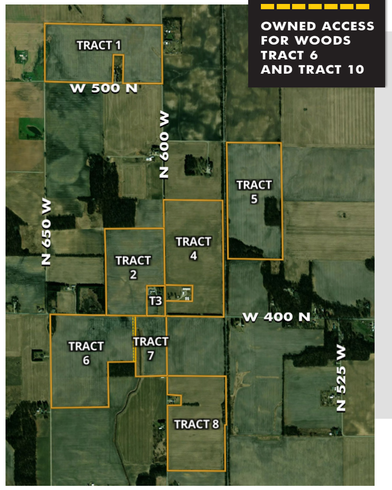
32'x60' SHOP: Pole Construction | Metal Siding
Metal Roof | Small Insulated Room *(southeast corner)*

32'x60' Quonset

TRACT 10



44.072+/- Acres
44+/- Tillable | 0.072+/- Roads/Other





TIMBER EVALUATION AVAILABLE

TRACT 11



148.974+/- Acres 86.45+/- Tillable
60+/- Woods | 2.524+/- Roads/Other

PROPERTY LOCATION

4067 N CR 600 W, Royal Center, IN 46978

South and east of Royal Center, IN near W 500 N and W 250 N in Boone Township *(Tracts 1-5)* and Jefferson Township *(Tracts 6-11)* in Cass County.

SCHOOL DISTRICT
Pioneer Regional School Corporation

TOPOGRAPHY
Gently Rolling

PROPERTY TYPE
Farm, Home

ZONING
Agricultural

ANNUAL TAXES
$26,898.52 *(estimated)*

DITCH ASSESSMENT
$206.04

OPEN HOUSES

Wednesday, November 11
4:00 pm - 6:00 pm ET

Tuesday, November 17
4:00 pm - 6:00 pm ET

SCAN

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YIELD AND SOIL TESTS AVAILABLE UPON REQUEST

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 1, 2026. At 6:30 PM, 741.108 acres, more or less, will be sold at the Berkley Event Center, 6016 N US Highway 35, Royal Center, IN 46978. This property will be offered in eleven (11) 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 AJ Jordan at (317)697-3086, Larry Jordan at (765)473-5849, Brandon Stroble at (765)499-1170 or Emma Barr at (260)494-0992 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 27, 2027. The Sellers have the choice to extend this date if necessary.

OPEN HOUSES: Wednesday, November 11, 2026 from 4:00 PM – 6:00 PM; Tuesday, November 17, 2026 from 4:00 PM – 6:00 PM.

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

LP REIMBURSEMENT: The Buyer(s) of Tract 3 will reimburse the Seller for LP gas remaining in the tanks for the house and grain system in the amount of $1.60 per gallon.

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.

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.

AUCTION CONDUCTED BY: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277, HRES IN Lic. #AC69200019