

INDIANA | HENRY CO
LIBERTY TWP

10 TRACTS

AUCTION

PRODUCTIVE CROPLAND

710.68+/- TOTAL ACRES

THURSDAY,
DECEMBER 4TH
at 2:00 PM ET



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

AUCTION LOCATION:

**HENRY COUNTY MEMORIAL PARK
W.G. SMITH BUILDING**

260 W CR 100 N | NEW CASTLE, IN 47362



Lauren Peacock
765.546.7359
lauren@halderman.com



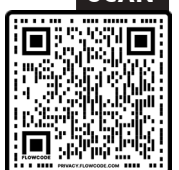
Chris Peacock
765.546.0592
chris@halderman.com

LEARN MORE ABOUT THIS LISTING

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

SELLER: James Edward Trout, Julie Ann Trout, Erica A. Szczepanski and Mark A. Yaeger, **HLS#LAP-13162**

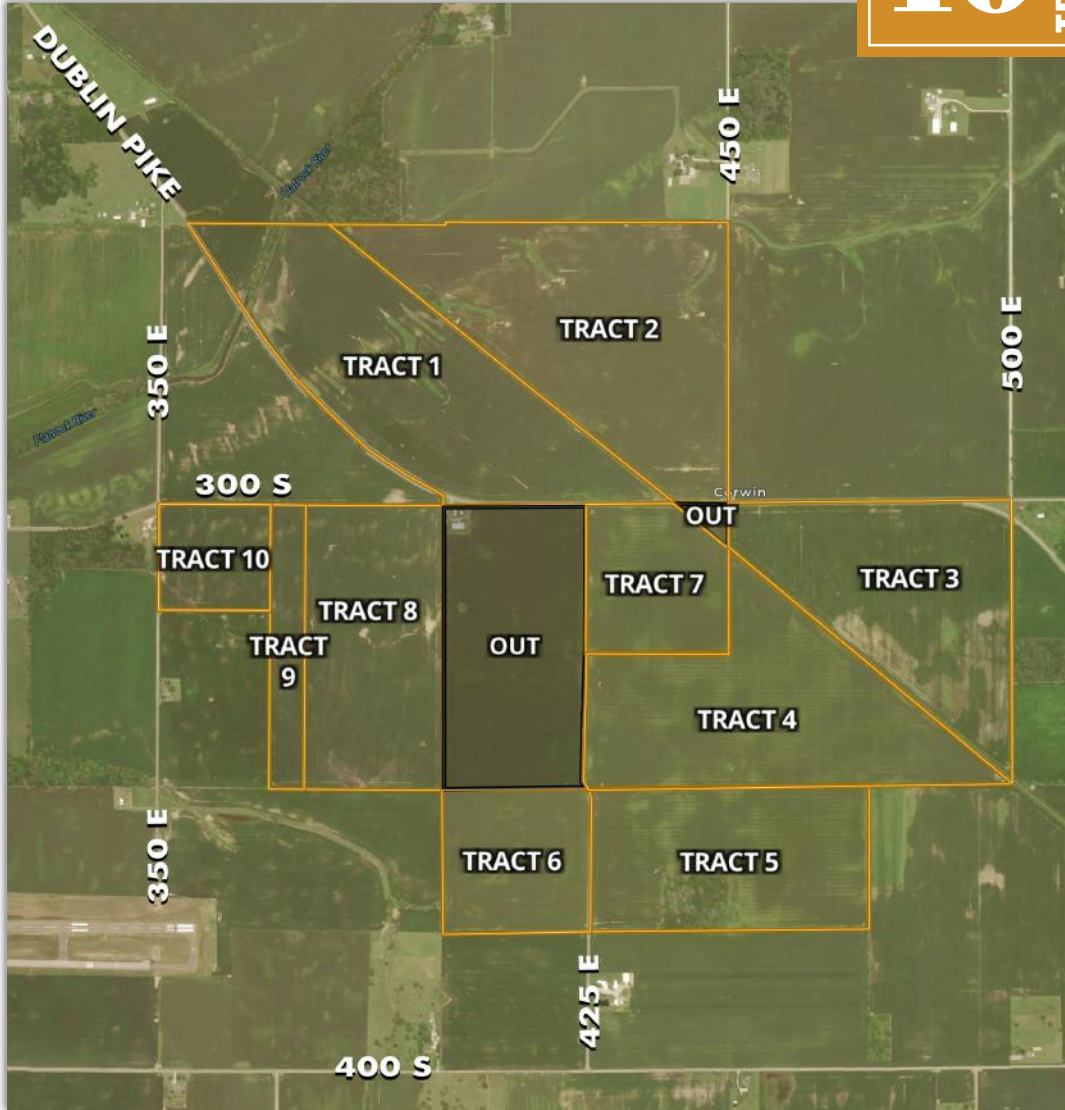
SCAN



710.68+/- TOTAL ACRES

693+/- Tillable | 9.15+/- Woods

10
TRACTS



PROPERTY LOCATION

2 miles southeast of New Castle, IN
along Dublin Park, 300 S and 425 E
in Liberty Township, Henry County.

SCHOOL DISTRICT

New Castle Community School Corp.

TOPOGRAPHY

Level to Gently Rolling

PROPERTY TYPE

Farm

ZONING

A-1 Agricultural

ANNUAL TAXES

\$33,386.00

DITCH ASSESSMENT

\$3,169.92

1% BUYER'S PREMIUM



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



SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	321.02	185	65
MmB2	Miamian silt loam, New Castle Till Plain, 2 to 6 percent slopes, eroded	134.93	127	45
CrA	Crosby silt loam, New Castle Till Plain, 0 to 2 percent slopes	111.80	142	52
CeB2	Celina silt loam, 2 to 6 percent slopes, eroded	59.31	125	40
Sk	Sleeth silt loam, 0 to 2 percent slopes	29.54	147	51
LhC3	Losantville clay loam, 6 to 12 percent slopes, severely eroded	21.78	111	38
We	Westland silt loam	18.63	165	49
EdB2	Eldean silt loam, 2 to 6 percent slopes, eroded	6.48	92	32
MIA	Miami silt loam, gravelly substratum, 0 to 2 percent slopes	6.01	147	52
MIB2	Miami silt loam, gravelly substratum, 2 to 6 percent slopes, eroded	2.92	157	55
Ma	Martisco muck, drained, loamy substratum	2.66	85	21
LeB2	Losantville silt loam, 2 to 6 percent slopes, eroded	1.82	121	43

WEIGHTED AVERAGE (WAPI) 156.3 54.7

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



LOCATED NEAR NEW CASTLE, INDIANA.

This large multi-parcel property consisting of 10 tracts features 693 tillable acres and 9 wooded acres is a true representation of quality productive cropland in such a desirable ag community.

TRACT 2



128.21[±] Acres 125.83[±] Tillable
1.03[±] Woods | 1.35[±] Roads/Other

TRACT 3



88.5[±] Acres 86.675[±] Tillable
0.725[±] Woods | 1.1[±] Roads/Other

TRACT 5



80[±] Acres 73.81[±] Tillable
5.64[±] Woods | 0.55[±] Roads/Other

TRACT 6



40[±] Acres
39.45[±] Tillable | 0.55[±] Roads/Other

TRACT 8



80[±] Acres
79.49[±] Tillable | 0.51[±] Roads/Other

TRACT 9



20[±] Acres
19.85[±] Tillable | 0.15[±] Roads/Other

TRACT 1



103^{+/-} Acres 99.37^{+/-} Tillable
1.03^{+/-} Woods | 2.6^{+/-} Roads/Other

TRACT 4



109.13^{+/-} Acres 107.915^{+/-} Tillable
0.725^{+/-} Woods | 0.49^{+/-} Roads/Other

TRACT 7



38^{+/-} Acres
37.28^{+/-} Tillable | 0.72^{+/-} Roads/Other

TRACT 10



23.84^{+/-} Acres
23.33^{+/-} Tillable | 0.51^{+/-} Roads/Other

PRODUCTIVE CROPLAND • 710.68^{+/-} ACRES • HENRY CO





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REAL ESTATE & FARM MANAGEMENT

PO Box 297 • Wabash, IN 46992

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**HENRY COUNTY
MEMORIAL PARK
W.G. SMITH BUILDING
260 W CR 100 N
NEW CASTLE, IN 47362**



TRACT 7: BACKGROUND
TRACT 4: FOREGROUND

DECEMBER 4TH | 2:00 PM ET
AUCTION

**710.68+/-
TOTAL ACRES**

PRODUCTIVE CROPLAND • DESIRABLE AG COMMUNITY

10 TRACTS • TILLABLE ACREAGE • WOODS • HENRY CO, INDIANA

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 4, 2025. At 2:00 PM, 710.68 acres, more or less, will be sold at the Henry County Memorial Park Smith Building, 260 W CO RD 100 N, New Castle, IN 47362. This property will be offered in ten (10) 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 Lauren Peacock at (765)546-7359 or Chris Peacock at (765)546-0592 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 February 2, 2026. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of land will be at closing, subject to the tenant's rights to harvest the 2025 crop.

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: Ditch Assessment will be prorated to the date of closing.

SURVEY: The property will be surveyed with the cost will be split 50/50 between seller and purchaser(s).

FARM INCOME: Seller will retain the 2025 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. #AU10 000277, HRES IN Lic. #AC69200019,