

DAY 1 | 2:00 pm ET
Wednesday, September 20th

DAY 2 | 2:00 pm ET
Thursday, September 21st

AUCTION LOCATION

Hamilton Co Fairgrounds
2003 Pleasant Street
Noblesville, IN 46060



BACKGROUND PICTURE: TRACT 21

MULTI-COUNTY AUCTION

27
TRACTS

INDIANA | MADISON CO, DELAWARE CO, TIPTON CO



Jaret Wicker
765.561.1737
jaretw@halderman.com



Chris Peacock
765.546.0592
chrisp@halderman.com

1,686.96^{+/-} total
acres
PRODUCTIVE CROPLAND



John Miner
765.438.2699
johnm@halderman.com

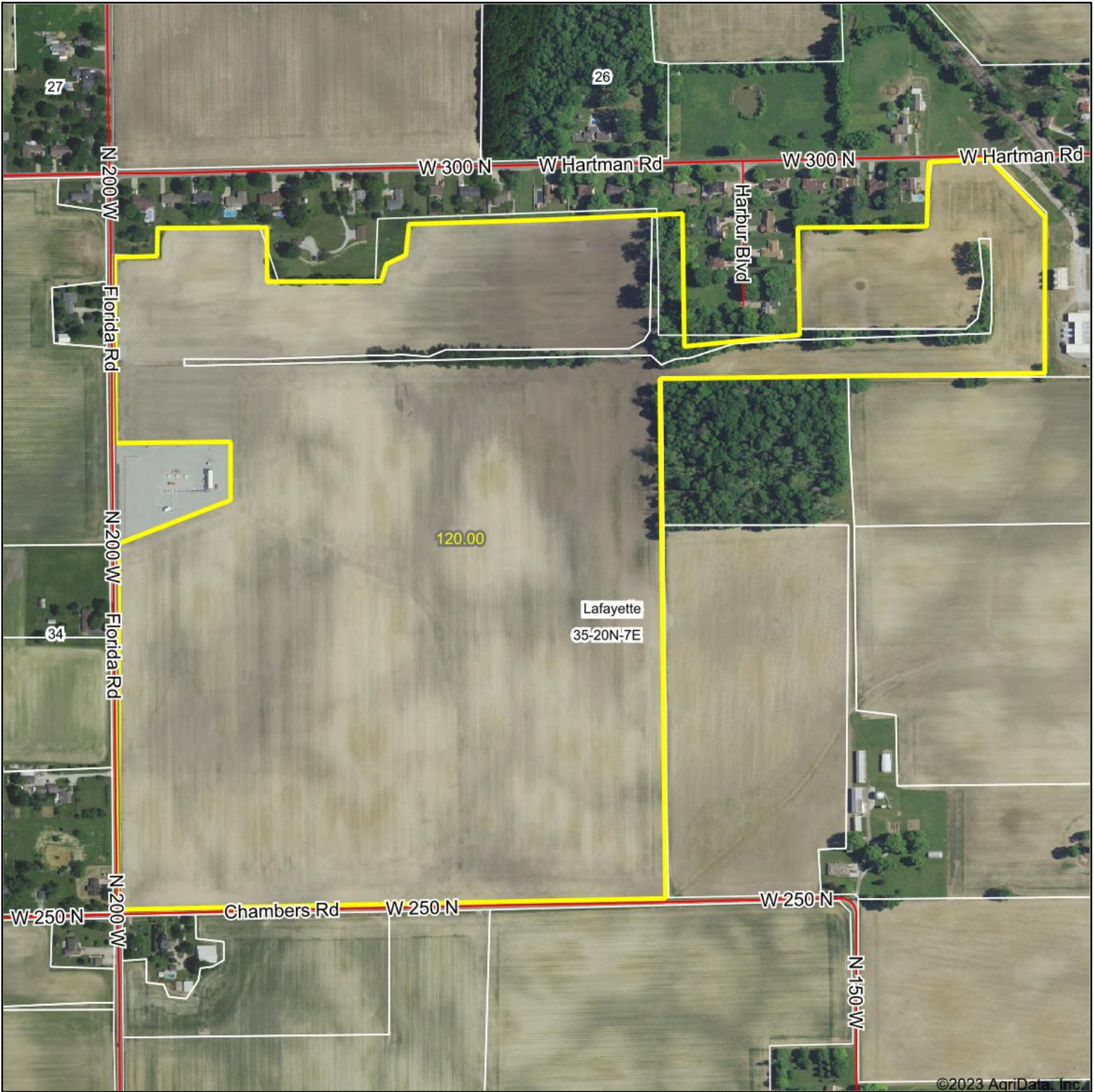


Lauren Peacock
765.473.5849
lauren@halderman.com

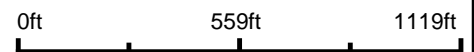


HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

Aerial Map



Boundary Center: 40° 8' 46.03, -85° 42' 13.87



35-20N-7E
Madison County
Indiana

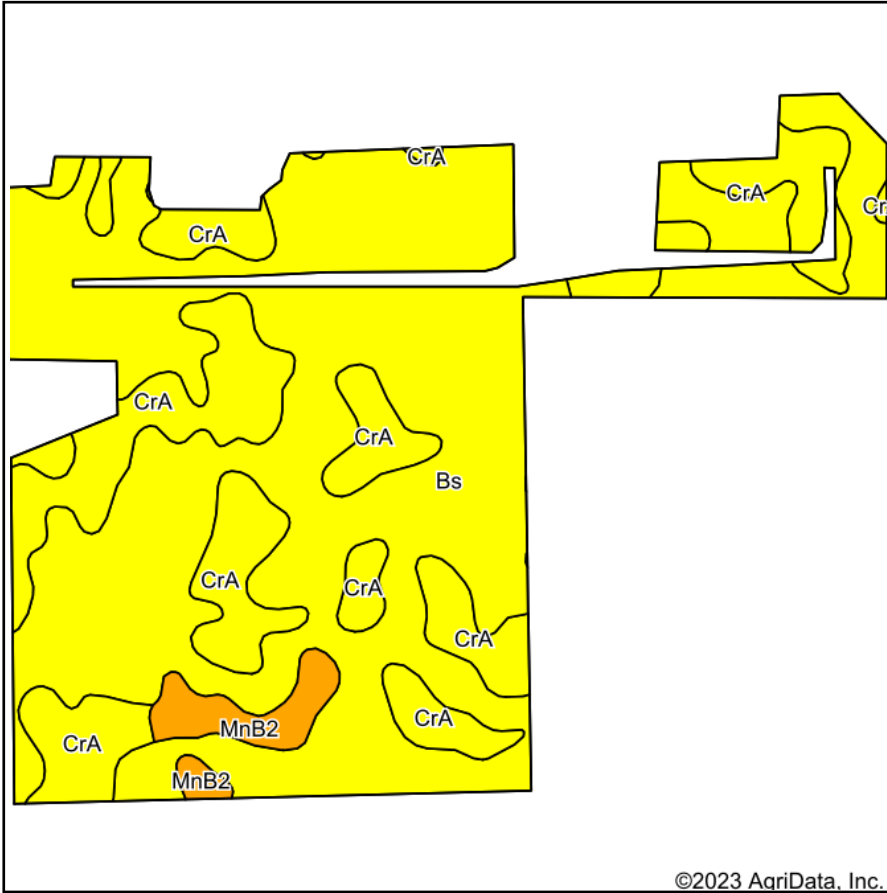


7/1/2023

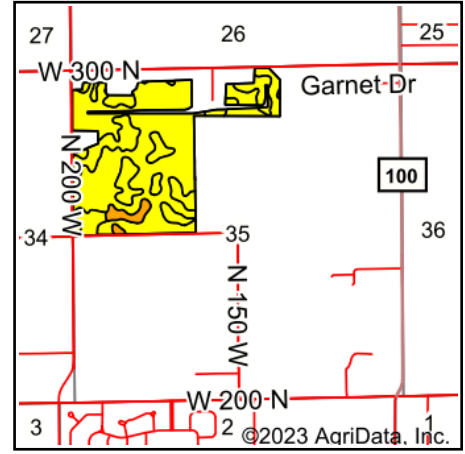
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Madison**
 Location: **35-20N-7E**
 Township: **Lafayette**
 Acres: **115**
 Date: **7/1/2023**



Maps Provided By:



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Area Symbol: IN095, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Soil Drainage	Non-Irr Class *c	Corn Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall
Bs	Brookston silty clay loam, 0 to 2 percent slopes	79.90	69.5%		Poorly drained	Ilw	173	12	51	70	75
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	31.58	27.5%		Somewhat poorly drained	Ilw	154	10	51	69	64
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.52	3.1%		Moderately well drained	Ile	142	9	49	63	62
Weighted Average						2.00	166.8	11.4	50.9	69.5	*n 71.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

USDA Farm 6564 Tract 2077

Administered by: Madison County, Indiana
 OP: MARSH, ROBIN S
 OW: BINGHAM FARMS LLC

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-04 10:05:21

2023 Certification map prepared on: 4/4/2023
 123.55 Tract acres
 121.36 Cropland acres
 0 CRP acres

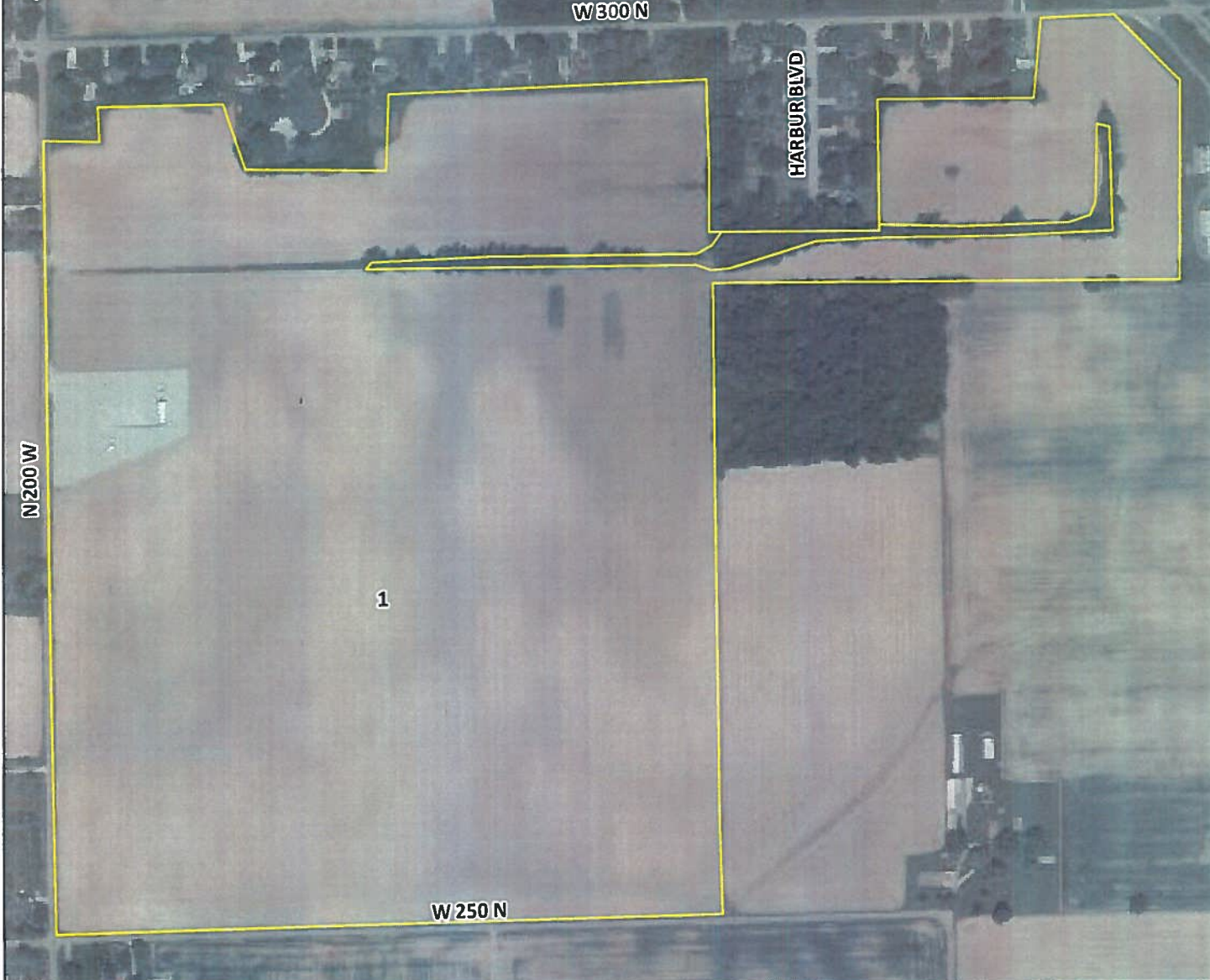
CRP
 CLU

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions *Madison*
- Exempt from Conservation Compliance Provisions



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	121.36	N	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

INDIANA
MADISON
Form: FSA-156EZ



FARM : 6564
Prepared : 4/11/23 6:47 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : ROBIN S MARSH
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
123.55	121.36	121.36	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	121.36	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	121.00	0.00	110	
TOTAL	121.00	0.00		

NOTES

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Tract Number : 2077
Description : E10/1B S35 T20N R7E
FSA Physical Location : INDIANA/MADISON
ANSI Physical Location : INDIANA/MADISON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BINGHAM FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
123.55	121.36	121.36	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	121.36	0.00	0.00	0.00	0.00	0.00

INDIANA
MADISON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6564
Prepared : 4/11/23 6:47 AM CST
Crop Year : 2023

Tract 2077 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	121.00	0.00	110
TOTAL	121.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

(48-08-35-500-002.000-017)

Beginning at a point on the West line of the Northwest Quarter of Section 35, Township 20 North, Range 7 East, said point being South 00 degrees and 33 minutes West 305 feet from the Northwest corner of said Northwest Quarter, and running thence North 90 degrees and 00 minutes East 175 feet, thence North 00 degrees and 33 minutes East 130 feet, thence North 90 degrees and 00 minutes East 335 feet, thence South 26 degrees and 25 minutes East 222.88 feet to a non-tangent point on a curve having a radius of 475 feet, thence Easterly 218.99 feet along a curve to the right and subtended by a chord bearing North 76 degrees 47 minutes and 30 seconds East 217.06 feet to a point of tangency, thence North 90 degrees and 00 minutes East 274.06 feet, thence North 00 degrees and 33 minutes East 150 feet to the South line of Lot Number 9 in Harbur Heights Addition, Plat One, the plat of which is recorded in Plat Book 12, Page 44 in the Office of the Recorder of Madison County, Indiana; thence North 90 degrees and 00 minutes East 1,010 feet to the Northwest corner of Lot Number 25 in Harbur Heights Addition, Plat Two, the plat of which is recorded in Plat Book 13, Page 4 in the Office of the Recorder of Madison County, Indiana; thence South 00 degrees and 33 minutes West 311.4 feet, thence South 21 degrees and 10 minutes East 172.21 feet to the Southwest corner of Lot Numbered 27 in said Addition, thence North 68 degrees and 50 minutes East 114.89 feet, thence North 90 degrees and 00 minutes East 230 feet to the Southeast corner of Lot Numbered 30 in said Addition, thence North 00 degrees and 33 minutes East 361.05 feet to the Southwest corner of Lot Numbered 21 in said Addition, thence North 90 degrees and 00 minutes East 460 feet to the Southeast corner of Lot Numbered 24 in said Addition, thence North 00 degrees and 33 minutes East 245.42 feet to the North line of the Northeast Quarter of said Section 35, thence North 89 degrees and 55 minutes East 240.27 feet along said North line, thence South 40 degrees 34 minutes and 30 seconds East 290.95 feet, thence South 00 degrees and 30 minutes West 593.58 feet, thence North 89 degrees and 30 minutes West 1,399.8 feet, thence Southerly 1,863.3 feet to the South line of said Northwest Quarter of Section 35, thence West 1,989 feet to the Southwest corner of said Northwest Quarter, thence North 00 degrees and 33 minutes East 2,362.3 feet to the point of beginning, and containing 128.4 acres, more or less, in Lafayette Township, Madison County, Indiana.

EXCEPTING THEREFROM:

Lot Numbered 1 in Administrative Plat 2018-P-020, a subdivision in Lafayette Township, the plat of which is recorded as Instrument No. 2018R012799 in the Office of the Recorder of Madison County, Indiana.

**PURCHASE AGREEMENT
FOR REAL ESTATE**
(Agreement for land only)



Date: _____

Purchaser agrees to purchase real estate (the "Property") known as the Bingham Farms LLC
+/- acres in See Attached Township, Madison County, State of Indiana

which is legally described as

See attached

and is generally located
See attached

in accordance with the terms and conditions set forth below:

A. PURCHASE PRICE:

Purchaser agrees to pay _____ Dollars (\$) for the above property, subject to the adjustments and prorations hereinafter described. If a survey is completed by the seller, the final purchase price will be calculated using the bid price of \$ _____ per acre times the final surveyed acres.

B. METHOD OF PAYMENT:

Cash: The entire purchase price shall be paid in cash at closing and the purchase is not contingent upon the Purchaser being able to obtain financing.

C. CLOSING DATE:

Closing date shall be within 15 days after mortgage proceeds are ready to be paid out and/or all legal documents necessary for the closing have been prepared and approved **OR** November 3, 2023, whichever occurs first. In no event shall the closing be later than November 3, 2023, unless an extension is agreed to in writing by both parties.

D. POSSESSION:

Possession of the farmland shall be At closing subject to tenant's right to harvest
subject to the following: _____

E. INSPECTIONS:

PURCHASER HAS BEEN MADE AWARE THAT INDEPENDENT INSPECTIONS DISCLOSING THE CONDITION OF THE PROPERTY ARE AVAILABLE AND HAS BEEN AFFORDED THE OPPORTUNITY TO REQUIRE AS A CONDITION OF THE AGREEMENT THE ABOVE MENTIONED INSPECTIONS. HOWEVER, PURCHASER HEREBY WAIVES INSPECTIONS AND RELIES UPON THE CONDITION OF THE PROPERTY BASED UPON HIS OWN EXAMINATION AND RELEASES THE SELLER, BROKER AND SALESPERSONS FROM ANY AND ALL LIABILITY RELATING TO ANY DEFECT OR DEFICIENCY AFFECTING THE PROPERTY, WHICH WAIVER SHALL SURVIVE THE CLOSING.

X _____ X _____

REQUIRED FHA/VA OR LENDER INSPECTIONS ARE NOT INCLUDED IN THIS WAIVER.

F. REAL ESTATE TAX:

Real estate taxes and any special assessments to be payable in accordance with Paragraph 2 below:

- 1) Prorated to day of closing.
 2) Seller shall pay all real estate property taxes for 2022 due and payable in 2023. The purchaser shall receive credit for the 2023 real estate taxes due and payable in 2024 and therefore be responsible beginning with the May 2024 installment and thereafter.

Purchaser shall pay any and all real estate assessments for 2023 beginning with the May 2024 installment.

G. TITLE EVIDENCE: Said real estate shall be conveyed to Purchaser by one of the following: **Strike one** [general warranty deed] [corporate warranty deed] [quit claim deed] [personal representative's deed] [trustee's deed] [administrator's deed] in the same condition as it now is, ordinary wear and tear excepted, subject to all covenants, easements, restrictions, right-of-way, and limitations now of record, and subject to the provisions of applicable zoning laws, and free and clear of all other liens and encumbrances except as stated in this Purchase Agreement

Prior to closing, Purchaser shall be furnished at Seller's expense, a commitment for an ALTA approved owner's title insurance policy in the amount of purchase price. Seller will pay the title insurance premium for the owner's title insurance policy. A mortgagee's title insurance policy, if required by Purchaser, may be ordered at the Purchaser's expense. Any encumbrances or defects in title must be removed from said commitment and subsequent title insurance policy issued free and clear of said encumbrances and title defects. The final policy shall be subject only to standard exceptions, taxes, easements, restrictive covenants and encumbrances of Purchaser. The commitment shall be ordered: **strike one** [immediately] [after mortgage approval].
[other _____]

H. SURVEY:

A staked survey will or will not be completed. IF a survey is completed by the seller for title purposes, the cost of the survey will be **strike one** [Shared equally] [Seller's] [Purchaser's] expense. If any other survey is required by the Purchaser, the Purchaser will pay for the expense of such survey.

I. PUBLIC IMPROVEMENT ASSESSMENTS:

Seller warrants that he has no knowledge of any planned improvements which may result in assessments and that no governmental or private agency has served notice requiring repairs, alterations or corrections of any existing conditions. Public or municipal improvements which are not completed as of the date hereof but which will result in a lien or charge shall be paid by Purchaser.

J. MAINTENANCE OF PROPERTY:

Seller shall maintain the Property and related equipment so as to preserve the status quo until time of possession by Purchaser.

K. RENTS: (Complete, if applicable)

Rents shall be handled in accordance with Paragraph _____ below:

- 1) Prorated to the date of closing, or
- 2) Seller to keep all 2023 rent

L. TIME:

Time is of the essence in this Purchase Agreement. Time periods specified in this Agreement shall expire at midnight on the date stated unless the parties agree in writing to a different date or time.

M. EARNEST MONEY:

Purchaser submits herewith \$ _____ as earnest money with this Purchase Agreement. Upon acceptance of this Purchase Agreement Purchaser submits an additional \$ ----0---- as earnest money deposit. All earnest money deposits shall be applied to the purchase price. Earnest money shall be deposited in the listing BROKER'S Escrow Account TITLE COMPANY'S (_____) Escrow Account immediately upon receipt of it, and held until time of closing the transaction or termination of this Purchase Agreement. Earnest money shall be returned promptly in the event this Purchase Agreement is not accepted.

N. REMEDIES OF SELLER, PURCHASER, AND BROKER:

In the event SELLERS breach the accepted Purchase Agreement and fail or refuse to close PURCHASER shall be entitled to sue SELLERS either for specific performance, rescission, or for damages. In any claim or suit by PURCHASERS for rescission or damages, the Broker shall only be liable to PURCHASER for return of the earnest money deposit; and SELLERS shall be liable to Broker for the commission Broker would have earned had the sale been consummated. In the event PURCHASERS breach the accepted Purchase Agreement and fail or refuse to close, the earnest money deposit shall be forfeited by PURCHASERS and disbursed by Broker in accordance with the terms of the listing contract executed by SELLER. In addition, SELLER may pursue all legal or equitable remedies including a suit for specific performance. ANY JUDGMENTS resulting from any above listed actions shall include reasonable attorney's fees and costs for the prevailing party. Any disputes arising involving the disposition of the earnest money shall be settled by the parties or by a court of competent jurisdiction prior to Broker disbursing said funds, and Broker is authorized to retain the earnest money deposit in escrow until such settlement has been reached. Broker's sole liability in any dispute shall be for proper disbursement of the earnest money deposit.

O. MISCELLANEOUS PROVISIONS: The transaction shall be closed in accordance with the following:

- 1. If taxes are not yet established and must be computed the most recent tax rate and the most recent assessed valuation at time of closing shall be used.
- 2. If a party to this Agreement, by himself or through his agent, requires that this transaction is to be closed by a title company, mortgage company, attorney, etc., with a fee for the service, such fee shall be paid by the **strike one** [Purchaser] [Seller] [Shared Equally].
- 3. Seller agrees to pay the cost of obtaining all documents necessary to perfect title so that marketable title can be conveyed.

P. CONSERVATION RESERVE PROGRAM (IF APPLICABLE):

The Purchaser of any tract(s) that include land enrolled in the Conservation Reserve Program (CRP) agrees to accept the assignment of those contract(s) from the Seller along with all associated benefits and requirements. The purchaser will receive their prorated share of the 2024 CRP income to the date of deed recording. The Madison County Farm Service Agency will divide it between the Purchaser(s). Purchaser(s) shall the day after deed recording, present themselves to the Madison County FSA office in Anderson and cause the proper paperwork, and assignments to occur in connection with the CRP contract(s) associated with their parcel. Purchaser and Seller agree to cooperate in all fashions in immediately facilitating the assignment/transfer of the CRP contract(s). Additionally, if the Purchaser removes any or a part of the land enrolled in the CRP prior to the expiration of the current contracts or if the Purchaser breaches the current contracts, any costs, liquidated damages, refunds of payments received, interest due, costs, penalties, attorney's fees or other associated fees for the removal or breach will be completely the responsibility of the Purchaser and paid immediately by the Purchaser. Purchaser agrees to indemnify the Seller for any and all removal costs, breach, penalties, fees, including reasonable attorney's fees, or any damages whatsoever of any nature associated with the CRP contracts. If the Purchaser removes land from CRP, Purchaser agrees to reimburse Seller for any and all income Seller would have received if the CRP contract had remained in full force. This provision relating to the CRP contracts shall survive the closing.

Q. FURTHER CONDITIONS:

R. EXPIRATION AND APPROVAL:

This Purchase Agreement is void if not accepted in writing on or before _____ (A.M.) (P.M.) (Noon) (Midnight) on _____

Purchaser's Initials

Seller's Initials

S. TERMS BINDING/ASSIGNMENT:

This is a legal and binding contract. If not fully understood, seek competent advice. All terms and conditions are included herein and no verbal agreements shall be binding. This Purchase Agreement will inure to the benefit of and bind the respective successors and assigns of the parties hereto. The rights of Purchaser and Seller under this Purchase Agreement cannot be assigned in whole or in part without the prior written consent of the other.

T. TAX DEFERRED EXCHANGE:

Notwithstanding anything herein to the contrary, Seller may assign this Agreement to a qualified intermediary, as that term is defined by the IRC Section 1031, without the consent or approval of Purchaser. Purchaser further agrees to comply with Seller's reasonable requests to accomplish a like-kind exchange at no additional cost to the Purchaser.

U. DISCLAIMER OF WARRANTY:

Purchaser agrees that the brokers and salespersons have not and cannot make any warranties or guarantees about the real estate and improvements or any fixtures, equipment or systems on or about the real estate and improvements. Purchaser and Seller agree not to bring any claims against brokers and salespersons with respect to any problem concerning the condition of the real estate.

V. NOTICE:

Any notice required or permitted to be given to the parties shall be given to Seller at Listing Broker's Office and to Purchaser at Selling Broker's Office.

W. Selling Broker acknowledges receipt of \$ _____ earnest money in the form of _____, from _____

X. AGENCY RELATIONSHIP: The Purchaser(s) hereby acknowledge that, unless otherwise agreed, the Selling Broker/Salesperson, including a Listing Broker/Salesperson selling their own listing, is exclusively the agent of the Seller, and not the agent of the Purchaser.

Y. COUNTERPARTS: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be signed manually or by any electronic signature complying with the U.S. Federal ESIGN Act of 2000, and the parties hereby consent to conduct this transaction using electronic means. Counterparts may be delivered via facsimile, electronic mail or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

Z. ACKNOWLEDGMENT: By signature the parties verify that they have read, fully understood, and approve the Purchase Agreement and acknowledge receipt of signed copy.

This PURCHASE AGREEMENT was prepared by _____ **F. Howard Halderman** _____, Real Estate (Broker) (Salesperson) with Halderman Real Estate Services Inc.

Signed this _____ at _____ (A.M.) (P.M.) (Noon) (Midnight)

PURCHASER'S SIGNATURE

PURCHASER'S SIGNATURE

PRINTED NAME FOR DEED

PRINTED NAME FOR DEED

EMAIL ADDRESS

ATTORNEY'S NAME **PHONE NUMBER**

PURCHASER'S ADDRESS:

PURCHASER'S PHONE NUMBER(s)

CITY **STATE** **ZIP CODE**

CASH OR INTENDED LENDER

ACCEPTANCE OF PURCHASE AGREEMENT

The above terms and conditions are accepted this:

_____ at _____ (AM) (PM) (Noon) (Midnight)

SELLER'S SIGNATURE

SELLER'S SIGNATURE

Bingham Farms LLC

PRINTED NAME FOR DEED

PRINTED NAME FOR DEED

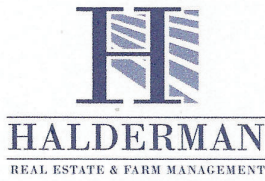
SELLER'S SIGNATURE

SELLER'S SIGNATURE

PRINTED NAME FOR DEED

PRINTED NAME FOR DEED

Auction Tract	Total Acres	County	Township	Sec/Tow/Rng	General Description
1	58.63	Madison	Boone	36/22N/7E	Along the south side of CR 1450N and and the west side of SR 9
2	11.00	Madison	Boone	36/22N/7E	At the southeast corner of the intersection of CR 1450N & CR 100W
3	35.85	Madison	Pipe Creek	12/21N/6E	Along the north side of SR 28 and along the west side of CR 600W
4	65.72	Madison	Pipe Creek	23/21/6E	At the northwest corner of the intersection of CR 1000N and CR 775W
5	82.00	Madison	Pipe Creek	23/21/6E	At the northeast corner of the intersection of CR 1000N and CR 775W
6	39.72	Madison	Pipe Creek	12/21N/6E	At the southwest corner of the intersection of CR 1300N and CR 600W and along the southeast side of SR 37
7	60.05	Madison	Monroe	2/21N/7E	Along the north side of CR 1300N approximately 1/4 mile west of CR 125W
8	26.63	Madison	Monroe	10/21N/7E	Along the north side of SR 28 and along the west side of Lynn Ct
9	23.62	Madison	Monroe	26/21N/7E	Along the north side of CR 900N approximately 1/3 mile west of CR 100W
10	124.05	Madison	Monroe	27/21N/7E	Located at the end of CR 925N approximately 1/4 mile west of CR 200W
11	58.85	Madison	Monroe	35/21N/7E	Along the south side of CR 900N approximately 1/2 mile west of CR 100W
12	141.56	Madison	Monroe	35/21N/7E	Along the south side of CR 900N and along the east side of CR 200W
13	40.00	Madison	Monroe	35/21N/7E	At the northwest corner of SR 128 and CR 100W
14	91.02	Madison	Monroe	6/21N/8E	Along the east side of SR 9 and along the south side of CR 1400N
15	53.47	Madison	Lafayette	12/20N/7E	At the southeast corner of the intersection of CR 100W and CR 700N
16	39.73	Madison	Monroe	20/21N/8E	Along the west side of CR 200E approximately 1/2 mile south of CR 1100N
17	55.43	Madison	Monroe	19/21N/8E	Along the west side of CR 100E approximately 1/4 mile south of CR 1100N
18	50.07	Madison	Monroe	31/21N/8E	Along the north side of CR 800N approximately 3/4 mile east of SR 9
19	55.91	Madison	Monroe	30/20N/8E	Along the west side of Alexandria Pike approximately 14 mile north of CR 360N
20	79.25	Madison	Richland	33/20N/8E	Along the south side of CR 300N approximately 1/4 mile east of CR 200E
21	72.20	Madison	Richland	33/20N/8E	At the southwest corner of the intersection of CR 300N and CR 300E
22	65.28	Madison	Richland	33/20N/8E	Along the west side of CR 300E approximately 1/4 mile south of CR 300N
23	38.80	Madison	Lafayette	25/20N/7E	Along the east side of CR 100W approximately 1/4 mile north of CR 300N
24	80.00	Madison	Lafayette	29/20N/7E	At the southwest corner of the intersection of CR 400N and CR 400W
25	125.68	Madison	Lafayette	35/20N/7E	Along the south side of CR 300N and along the east side of CR 200W
26	78.25	Delaware	Harrison	19/21N/9E	Along south side of Bethel Ave and along the west side of CR 850W
27	34.20	Tipton	Madison	17/21N/6E	Along the west CR 1000W approximately 1/4 mile south of SR 28



Halderman Real Estate Services, Inc. AGENCY DISCLOSURE STATEMENT



In Indiana and Michigan, real estate licensees are required to disclose which party they represent in a real estate transaction. Commonly a real estate licensee is considered to be an agent of the owner of real estate unless there is an agreement to the contrary and that agreement is disclosed to all parties.

Some of the duties of the licensee, as the agent for the owner, are to:

- Treat all parties to a transaction honestly.
- Offer the property without regard to race, color, religion, sex, ancestry, national origin or handicap.
- Promote the best interest of the owner.
- Obtain the best price for the owner.
- Fully disclose to the owner all facts which might affect or influence a decision.
- Present all offers to the owner.

As a buyer, if you choose to have a real estate broker represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both you and your agent and specifies how your agent will be compensated.

Under Indiana and Michigan law all prospective purchasers must have agency disclosure made to them by any licensee with which they work. Please sign below.

AGENCY DISCLOSURE STATEMENT

The listing broker and all agents associated with the listing broker represent the owner.

The **Halderman Real Estate Services, Inc.** and Jaret Wicker represent
(Selling Broker) (Selling Agent)

(please check one): the purchaser the owner

If a broker/agent is representing both the purchaser and the owner as a dual/limited agent, he/she must attach a copy of the agreement signed by the purchaser and owner acknowledging their agreement to this arrangement.

Counterparts: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be signed manually or by any electronic signature complying with the U.S. Federal ESIGN Act of 2000, and the parties hereby consent to conduct this transaction using electronic means. Counterparts may be delivered via facsimile, electronic mail or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

By signing below, the parties confirm that they have received, read and understood the information in the Agency Disclosure Form and that this form was provided to them before signing a contract to purchase real estate.

<hr/>	<hr/>		<u>03-30-2023</u>
<i>Purchaser</i>	<i>Date</i>	<i>Owner</i>	<i>Date</i>
<hr/>	<hr/>	<hr/>	<hr/>
<i>Purchaser</i>	<i>Date</i>	<i>Owner</i>	<i>Date</i>

White Copy -HRES Yellow Copy -Owner Pink Copy -Purchaser Gold Copy -HRES Area Rep.

48-08-35-500-002.000-017

BINGHAM FARMS LLC

0 W 300 N

100, Vacant Land

RURAL RES/80001-017

1/2

General Information

Parcel Number 48-08-35-500-002.000-017

Local Parcel Number 08-0035-9-004

Tax ID: 08-08-0035-9-004

Routing Number H14-

Property Class 100 Vacant Land

Year: 2022

Location Information

County Madison

Township LAFAYETTE TOWNSHIP

District 017 (Local 008) LAFAYETTE TWP-W CENTRAL S

School Corp 5245 FRANKTON-LAPEL COMMUNITY

Neighborhood 80001-017 RURAL RES

Section/Plat 0035

Location Address (1) 0 W 300 N ANDERSON, IN 46012

Zoning

Subdivision

Lot 000

Market Model 80001-100-199

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, August 5, 2022

Review Group 2020

Ownership

BINGHAM FARMS LLC 21625 CAMMACK RD NOBLESVILLE, IN 46062

Legal

E2 NE NW 35-20-7 (125.681AC)



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (01/24/2022, 05/27/2022, 04/15/2021, 04/16/2020, 04/20/2019, 07/15/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$219,500, \$188,700, \$187,200, \$228,300, \$32,800).

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 63' X 125', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value (\$163,855, \$48,584, \$4,740, \$2,000, \$300, \$0).

Transfer of Ownership

Date 03/01/2009 Owner BINGHAM FARMS LL Doc ID Code Book/Page Adj Sale Price V/I ND / \$0 I

Agricultural

Notes

5/14/2020 Imported: NO CHG PER REASS 21P22 KL
11/5/2018 Imported: TRANSF 2.406A TO 48-08-35-200-038.000-017 & 0.313A TO 48-08-35-200-999.002-017 PER INST# 2018R012799 FOR 19P20 KL
11/5/2018 Imported: TRANSF 48.444A FROM 48-08-35-200-018.000-017 & 60.0A FROM 48-08-35-200-037.000-017 & CORR ACREAGE FROM 126.994A TO 128.4A PER INST # 9213272 FOR 19P20 KL
10/25/2014 Imported: change soil types per cog map 15p16
11/10/2011 : NO CHANGE PER REASSESSMENT & PICTOMETRY VN DP CC

Land Computations

Table with columns for Land Computations (Calculated Acreage 125.99, Actual Frontage 0, Developer Discount, Parcel Acreage 125.99, 81 Legal Drain NV 0.00, 82 Public Roads NV 1.77, 83 UT Towers NV 0.00, 9 Homesite 0.00, 91/92 Acres 0.00, Total Acres Farmland 124.22, Farmland Value \$219,470, Measured Acreage 124.23, Avg Farmland Value/Acre 1767, Value of Farmland \$219,510, Classified Total \$0, Farm / Classified Value \$219,500, Homesite(s) Value \$0, 91/92 Value \$0, Supp. Page Land Value, CAP 1 Value \$0, CAP 2 Value \$219,500, CAP 3 Value \$0, Total Value \$219,500).

Data Source Aerial

Collector 05/14/2020 KD

Appraiser 05/14/2020 KD