

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



John Miner
765.438.2699
johnm@halderman.com



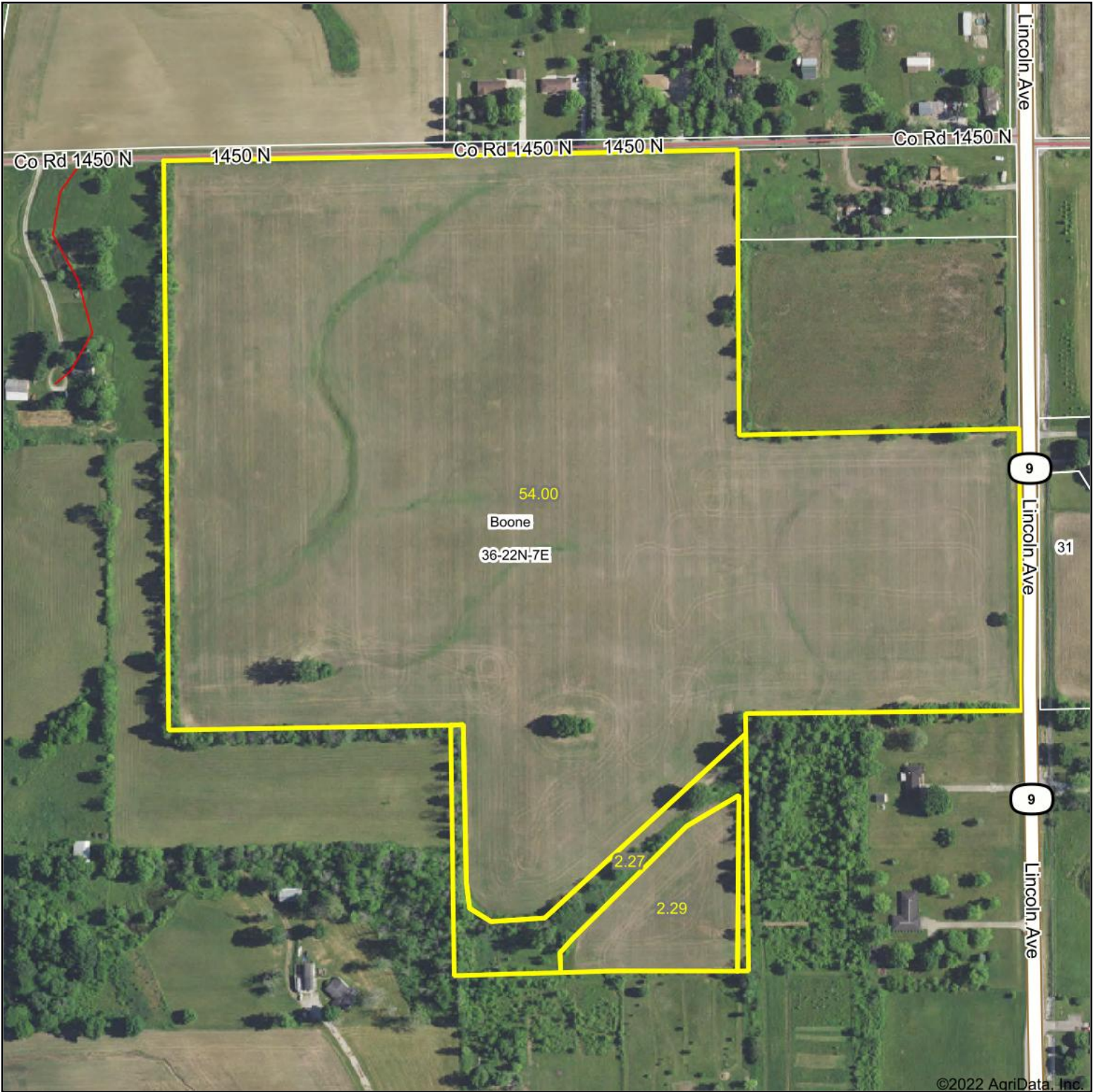
Lauren Peacock
765.473.5849
lauren@halderman.com

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



HALDERMAN
REAL ESTATE & FARM MANAGEMENT
800.424.2324 | halderman.com

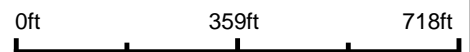
Aerial Map



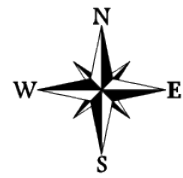
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Map Center: 40° 18' 40.33, -85° 40' 32.98



36-22N-7E
Madison County
Indiana



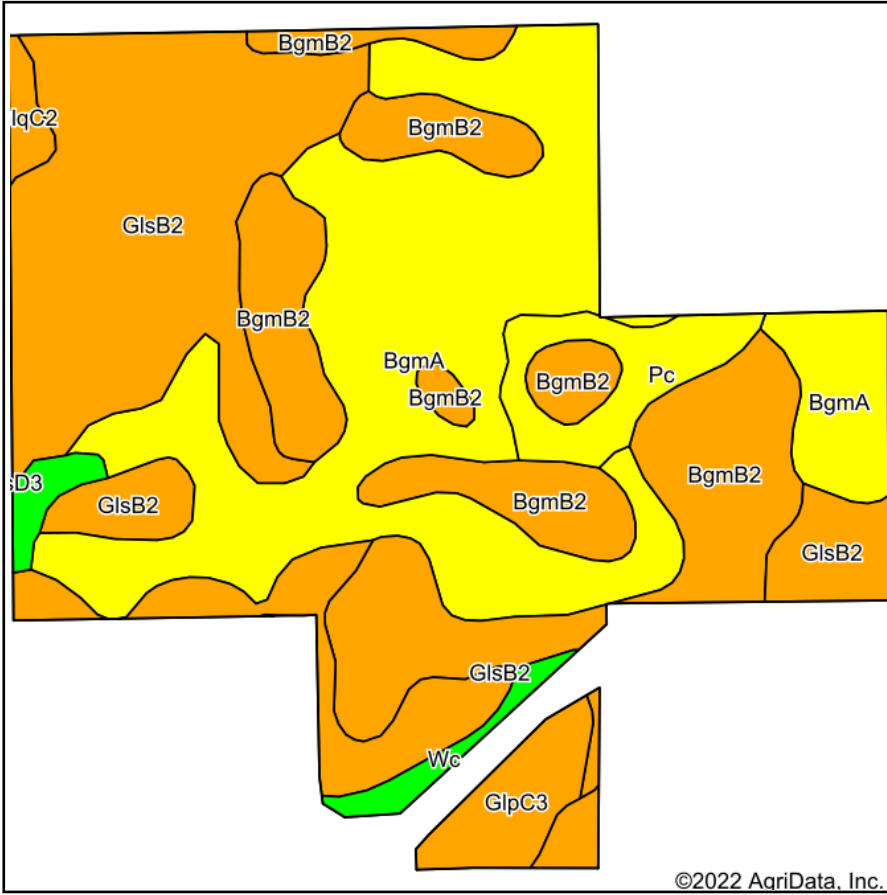
2/16/2022

Maps Provided By:

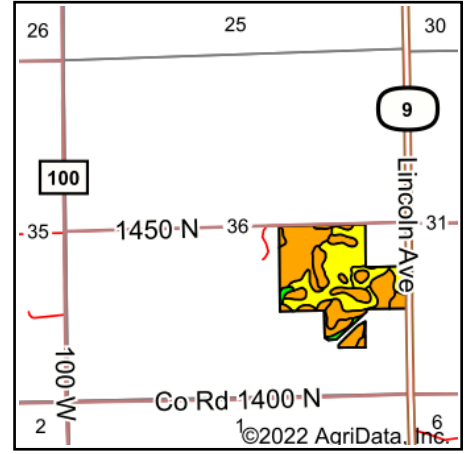
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Madison**
 Location: **36-22N-7E**
 Township: **Boone**
 Acres: **56.29**
 Date: **2/16/2022**



Maps Provided By:



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Area Symbol: IN095, Soil Area Version: 24

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
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	19.43	34.5%		Somewhat poorly drained	IIw	141		45	63	70
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	17.43	31.0%		Moderately well drained	IIe	128		44	57	58
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	13.68	24.3%		Somewhat poorly drained	IIe	137		44	61	57
Pc	Pewamo silty clay loam, 0 to 1 percent slopes	2.26	4.0%		Very poorly drained	IIw	157		47	64	75
GlpC3	Glynwood clay loam, 6 to 12 percent slopes, severely eroded	1.76	3.1%		Moderately well drained	IVe	112		29	49	51
Wc	Washtenaw complex	1.24	2.2%		Poorly drained	IIw	165	11	49	66	92
GlqC2	Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded	0.49	0.9%		Moderately well drained	IIIe	120		30	54	59
Weighted Average						2.07	136.1	0.2	44	60.2	*n 63.1

*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 7326 Tract 1876

2023 Certification map prepared on: 4/4/2023

CRP

Wetland Determination Identifiers:



Administered by: Madison County, Indiana

58.56 Tract acres

CLU

● Restricted Use

OP: SHUTER SUNSET FARMS INC

56.29 Cropland acres

▼ Limited Restrictions **Madison**

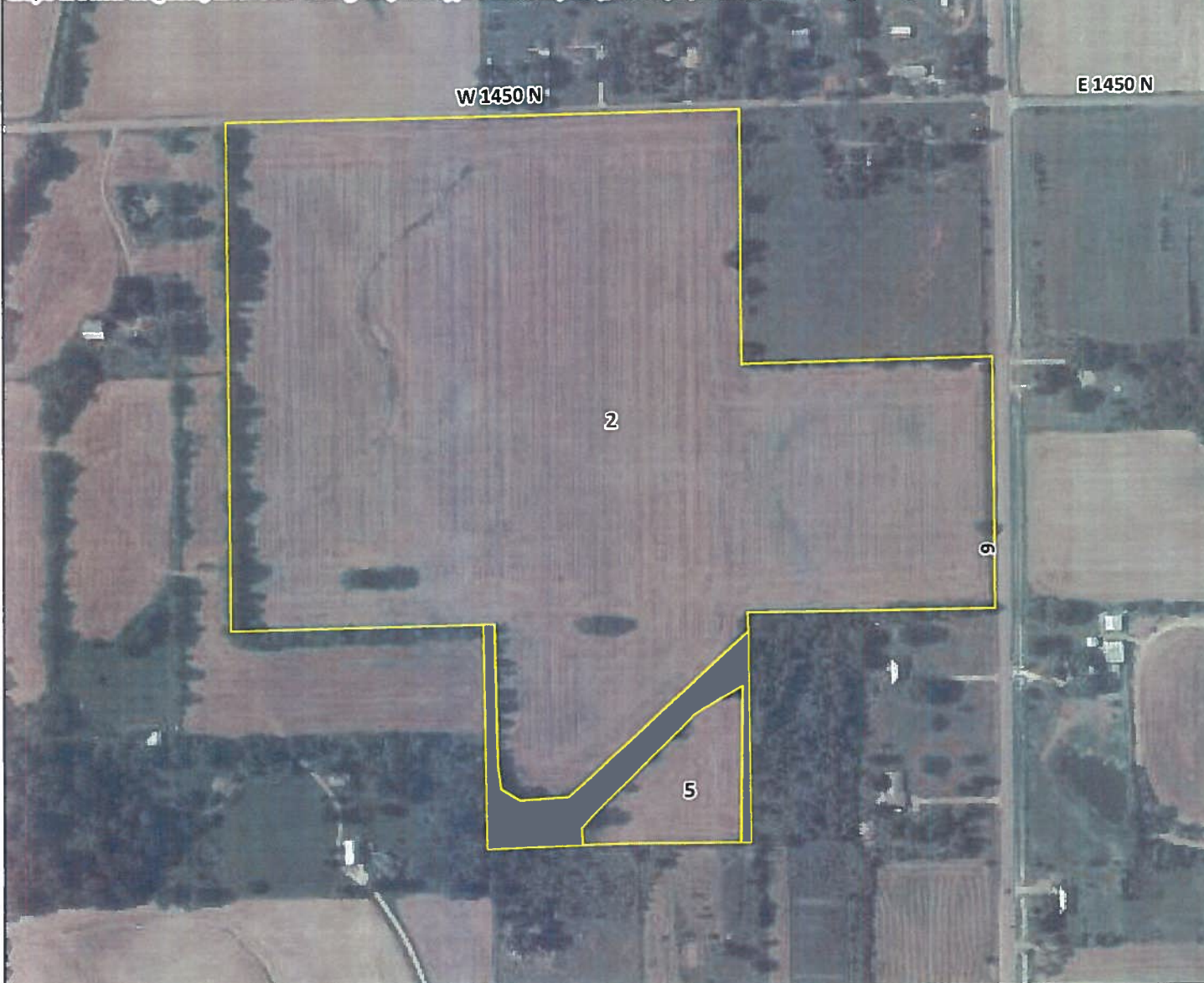
OW: BINGHAM FARMS LLC

0 CRP acres

■ Exempt from Conservation Compliance Provisions

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

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
2	54.0	H	2					Y
Crop:								
Type:								
IUse:								
Date:								
NI or IRR								
Shares:								
5	2.29	H	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.

Abbreviated 156 Farm Record

Tract 1872 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	10.28	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.21	0.00	138
Soybeans	3.06	0.00	51
TOTAL	10.27	0.00	

NOTES

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Tract Number : 1876

Description : F4/1A/1B S36 T22N R 7E ***HEL***
 FSA Physical Location : INDIANA/MADISON
 ANSI Physical Location : INDIANA/MADISON
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 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
58.56	56.29	56.29	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	56.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.46	0.00	138
Soybeans	16.73	0.00	51
TOTAL	56.19	0.00	

NOTES

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TRACT I:

Parcel 1: (48-02-36-400-008.000-008)

A tract of land situated in the Southeast Quarter of the Southeast Quarter of Section 36, Township 22 North, Range 7 East, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 36, Township 22 North, Range 7 East and running thence North 00 degrees 58 minutes 16 seconds East (assumed bearing) 736.60 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 36 to the point of beginning of this description; thence continuing North 00 degrees 58 minutes 16 seconds East 578.48 feet to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 36; thence North 89 degrees 34 minutes 31 seconds East 666.93 feet along the North line of the Southeast Quarter to the East line of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 36; thence South 01 degree 04 minutes 46 seconds West 583.46 feet along the East line of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 36 to a point which is 736.6 feet North of the South line of the Southeast Quarter of said Section 36; thence South 90 degrees 00 minutes 00 seconds West 665.74 feet parallel to the South line of the Southeast Quarter of said Section 36 back to the point of beginning, containing 8.885 acres, more or less, in Boone Township, Madison County, Indiana.

Parcel 2: (48-02-36-400-010.000-008 and 48-02-36-400-011.000-008)

The Northeast Quarter of the Southeast Quarter of Section 36, Township 22 North, Range 7 East, containing 40 acres, more or less. AND: The East one-half of the Northwest Quarter of the Southeast Quarter of Section 36, Township 22 North, Range 7 East, containing 20 acres, more or less. EXCEPT: Beginning at a point on the North line of the Southeast Quarter of Section 36, Township 22 North, Range 7 East, said point being 669.2 feet East of the Northwest corner of the Northeast Quarter of said Southeast Quarter, and running thence East along said North line, a distance of 656 feet to the Northeast corner of said Southeast Quarter, thence South along the East line of said Northeast Quarter of the Southeast Quarter, a distance of 679.5 feet, thence West 657.3 feet to an angle iron post, thence North 679.5 feet to the place of beginning, and containing 10.243 Acres, more or less; leaving after said exception 49.757 acres, more or less in Boone Township, 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 _____]

 Purchaser's Initials

 Seller's Initials

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 E-SIGN 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)

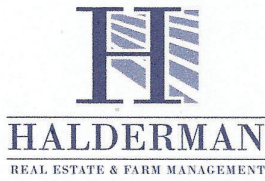
PURCHASER'S SIGNATURE	PURCHASER'S SIGNATURE
PRINTED NAME FOR DEED	PRINTED NAME FOR DEED
EMAIL ADDRESS	ATTORNEY'S NAME
PURCHASER'S ADDRESS:	PHONE NUMBER
CITY	PURCHASER'S PHONE NUMBER(s)
STATE	CASH OR INTENDED LENDER
ZIP CODE	

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	SELLER'S SIGNATURE
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.

General Information

Parcel Number 48-02-36-400-008.000-008
Local Parcel Number 02-0031-1-034

Tax ID: 02-02-0031-1-034

Routing Number B15-

Property Class 100 Vacant Land

Year: 2022

Location Information

County Madison
Township BOONE TOWNSHIP
District 008 (Local 002) BOONE TOWNSHIP
School Corp 2825 MADISON-GRANT UNITED
Neighborhood 20001-008 MAP 072207
Section/Plat 36
Location Address (1) 0 W 1400 N ELWOOD, IN 46036

Ownership

BINGHAM FARMS LLC
21625 CAMMACK RD
NOBLESVILLE, IN 46062

Legal

SE SE 8.8850Acres STR: 36227 SECTION: PLAT: 00 IN: OUT:



Transfer of Ownership

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

Notes

5/11/2020 Imported: NO CHG PER REASS 21P22 KL
1/5/2016 Imported: did soils cl 16p17
9/16/2010 : PER REASSESSMENT NO CHANGE DP & VN

Agricultural

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for 2022 and 2021.

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

Table with 13 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for various land parcels.

Zoning

Subdivision

Lot 000

Market Model 20001-100-199

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

Data Source N/A

Collector 05/11/2020 cc

Appraiser 05/11/2020 cc

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (8.89), Actual Frontage (0), Developer Discount, Parcel Acreage (8.89), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (8.89), Farmland Value (\$9,980), Measured Acreage (8.89), Avg Farmland Value/Acre (1123), Value of Farmland (\$9,980), Classified Total (\$0), Farm / Classified Value (\$10,000), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$10,000), CAP 3 Value (\$0), Total Value (\$10,000).

General Information

Parcel Number 48-02-36-400-011.000-008

Local Parcel Number 02-0031-1-013

Tax ID: 02-02-0031-1-013

Routing Number B15-

Property Class 100 Vacant Land

Year: 2022

Location Information

County Madison

Township BOONE TOWNSHIP

District 008 (Local 002) BOONE TOWNSHIP

School Corp 2825 MADISON-GRANT UNITED

Neighborhood 20001-008 MAP 072207

Section/Plat 36

Location Address (1) 0 W 1450 N ELWOOD, IN 46036

Ownership

BINGHAM FARMS LLC 21625 CAMMACK RD NOBLESVILLE, IN 46062

Legal

N2 SE 36-22-7 20.000AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 03/01/2009 BINGHAM FARMS LL ND / \$0 I

Notes

5/11/2020 Imported: NO CHG PER REASS 21P22 KL
9/8/2016 Imported: CORRECTED ACRE FROM 40.0A TO 20.0A THE EXTRA SHOULD HAVE BEEN ON 48-02-36-400-010.000-008 IT WENT FROM 9.757A TO 29.757 DID CE FOR 16P17 KL
1/5/2016 Imported: could not do soils cl 16p17
9/16/2010 : PER REASSESSMENT NO CHANGE DP & VN

Agricultural

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for 2022, 2021, 2020, 2019, 2018.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for various land parcels.

Zoning

Subdivision

Lot 000

Market Model 20001-100-199

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

Data Source N/A

Collector 05/11/2020 cc

Appraiser 05/11/2020 cc

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage (20.00), Actual Frontage (0), Developer Discount, Parcel Acreage (20.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.61), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (19.39), Farmland Value (\$22,080), Measured Acreage (19.39), Avg Farmland Value/Acre (1139), Value of Farmland (\$22,080), Classified Total (\$0), Farm / Classified Value (\$22,100), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$22,100), CAP 3 Value (\$0), Total Value (\$22,100)