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A-19362

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

63.33± Acres, Gibson County, Indiana

Tuesday, April 30, 2024 | 1:00 PM CST

Oakland City Community Center | 1210 West Morton Street, Oakland City, Indiana

Highlights:

- Productive farmland with good road frontage
- Hunting and oil lease
- Buyer will assume 2024 planted crop income and expenses



For additional information, please contact:

Steve Lankford, AFM, Agent
(812) 876-7612 or (812) 360-0209
SLankford@FarmersNational.com

Bidding Starts | Tuesday, April 23, 2024, at 8:00 AM CST

Bidding Closes | Tuesday, April 30, 2024, at close of live event

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

West of Francisco along highway 64, turn north on 2nd CoalMine Road/Schwiersch Road or Co N 550 E, travel approximately 5 miles to "T" E 375 N, turn east and travel 2.8 miles to N 775E, turn south with tract 1/4 mile on the west side of the county road.

Legal Description:

PT SW NW 28-1-9 24 AC, PT NW NW 28-1-9 23.33 AC, PT SW NW 28-1-9 16 AC.

Property Description:

Productive farmland with numerous grain markets. Close to interstate 69 for the recreational buyer. Excellent hunting opportunities.

Farm Data:

Cropland	57.49 acres
Non-crop	2.74 acres
CRP	<u>3.1 acres</u>
Total	63.33 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	36.0 acres	112 bushels
Soybeans	12.8 acres	34 bushels
Wheat	8.6 acres	43 bushels

CRP:

3.1 acres enrolled with an annual payment of \$641 expiring September 30, 2025.

2023 Taxes:

\$1,737.14

Additional Information:

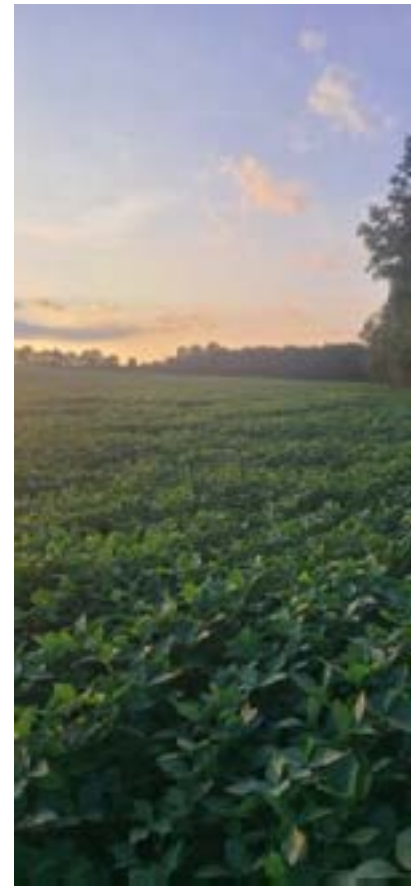
- Farm is subject to an oil lease, no payments are presently being received on the oil lease.
- Farm also has a hunting lease expiring September 1, 2024, hunting lease income will be prorated to date of closing.
- The farm is being planted to soybeans for the 2024 crop season under a custom farming agreement. The buyer will be responsible to reimburse seller for any inputs and custom work completed before closing. Upon successful closing the buyer may choose to be assigned the custom operating agreement to complete the 2024 crop or may take on the responsibility of the 2024 farming practices to complete the crop at the buyer's option.
- Sale is subject to a 2% Buyer's Premium. Buyer's premium will be added to the final seller approved bid price after the auction is completed and added to the selling price in the real estate contract.
- Buyer agrees to assume CRP contract or be responsible for all repayments as a result of Buyer terminating the contract before expiration.



Aerial Map

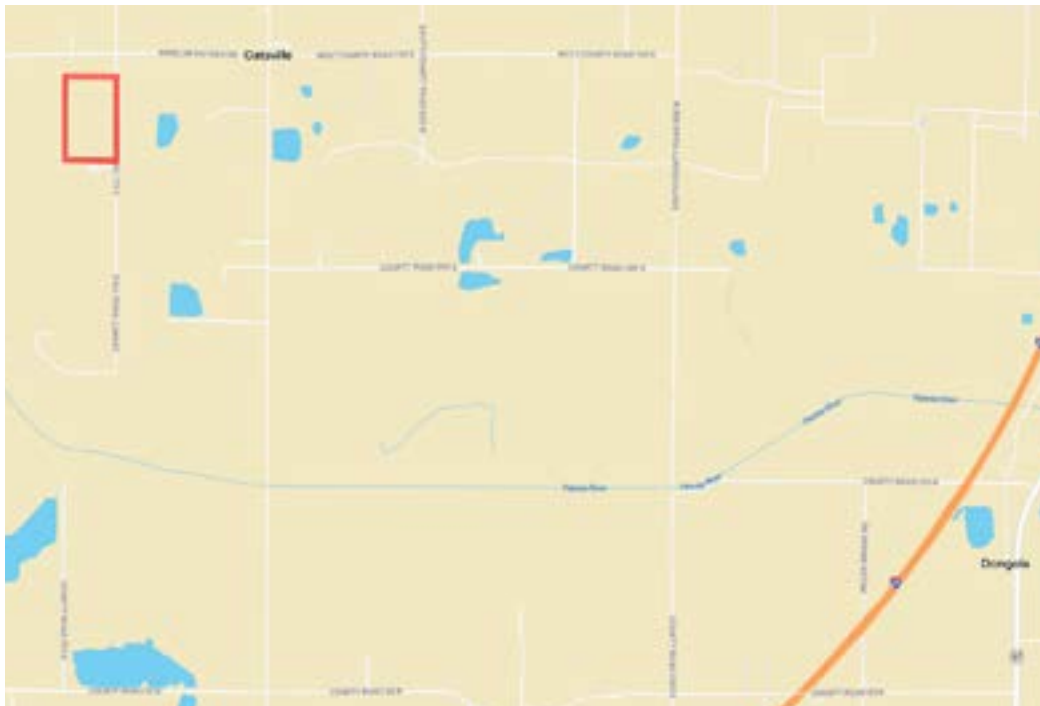


Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	19.86	31.07	0	79	3w
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	18.97	29.67	0	55	4e
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	9.22	14.42	0	75	2e
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	7.32	11.45	0	83	2e
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	3.18	4.97	0	56	2e
AIB3	Alford silt loam, 2 to 5 percent slopes, severely eroded	2.26	3.54	0	70	3e
AIC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	2.07	3.24	0	69	4e
Bd	Birds silt loam, 0 to 2 percent slopes, frequently flooded	1.05	1.64	0	77	3w
TOTALS		63.93(↑)	100%	-	69.94	3.02

Property Location Map



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023, payable in 2024, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on May 30, 2024, or such other date agreed to by the parties. Subject to hunting lease and CRP contract.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Lockyear Title LLC, Evansville, Indiana.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lockyear Title LLC, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on May 30, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Lockyear Title LLC.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: Sale is subject to a 2% Buyer's Premium. Buyer's premium will be added to the final seller approved bid price after the auction is completed and added to the selling price in the real estate contract.

Seller: William A. Freeman, Jr, Laura S Greenwell, Nancy A Oeswein

Auctioneer: Jay Yagle #AU1037688

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, April 23, 2024, at 8:00 AM CST. Bidding will be simultaneous with the live auction at 1:00 PM CST on Tuesday, April 30, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

