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LAND AUCTION

SIMULCAST LIVE AND ONLINE

154.70± Acres, Tippecanoe County, Indiana

Tuesday, February 13, 2024 | 3:00 PM

Shadeland Town Hall | 2485 SR 25W, Lafayette, Indiana

Highlights:

- Highly productive soil types
- Road frontage off of CR 700 S
- Open lease for 2024



For additional information, please contact:

Brent Culver, AFM/Agent

(765) 426-8142

BCulver@FarmersNational.com

Bidding starts | Monday, February 5, 2024, at 8:00 AM
Bidding closes | Tuesday, February 13, 2024, at close of live event

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

Property Information

Directions to Property:

From Lafayette, Indiana, travel south on US Highway 231 to CR 800 S and turn west; travel west on CR 800 S to CR 150 W and turn north; travel north to CR 700 S and turn west; travel west one-half mile on CR 700 S. Farm is located on the south and north sides of road: 2412 W 700 S, Lafayette, Indiana 47909.

Legal Description:

Part of the SW1/4 of the SE1/4 of Sec 26; and part of the W1/2 of the E1/2 of Sec 35, all in T22N, R5W, Union Township, Tippecanoe County, Indiana.

Property Description:

Farm is located in a strong farming community and offers an excellent buying opportunity for anyone looking to purchase "quality farmland". This farm has been maintained at a high level and is nearly all tillable.

Property has excellent road access from CR 700 S and is in close proximity to grain facility outlets.

Improvements:

One 16,500 bushel grain bin in good condition.

Farm Data:

Cropland	154.20 acres
Buildings	.50 acres
Total	154.70 acres

FSA Information:

	Base	PLC Yield
Corn	94.7 acres	135 bushels
Soybeans	60.2 acres	47 bushels

2022 Taxes:

\$4,843.74

Property Location Map



Aerial Map



Soils Map



Map		NON IRR	CORN	BEANS	
Symbol	Name	LCC	YIELD	YIELD	ACRES
Du	Drummer soils	llw	175	49	80.4
TmA	Toronto-Millbrook complex, 0 to 2 percent slopes	llw	162	51	54.5
RcA	Raub-Brenton complex, 0 to 1 percent slopes	llw	174	54	18.4
TFB	Throckmorton silt loam, 1 to 3 percent slopes	lle	150	51	1.4
Total			170.1	50.3	154.7



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 March 15, 2024, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of wired funds. All funds will be deposited and held by Allied Title - Crawfordsville, Indiana.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Allied Title - Crawfordsville, Indiana, 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 title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 15, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer at the discretion of Allied Title - Crawfordsville, Indiana.

Sale Method: The real estate will be offered as a total unit. 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.

Sellers: Bernice Houk Trust, Mary Smith, Barbara Barrett, John Houk, Ralph Houk

Auctioneer: Kelly Hoffman, License #AU10100019

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, February 5, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 3:00 PM on Tuesday, February 13, 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 on-line 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.

