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A-21528

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

120.33± Acres, Carroll County, Indiana

Wednesday, October 4, 2023 | 1:00 PM

Carroll County Fairgrounds | 102 N. 4th Street, Flora, Indiana

Highlights:

- **Highly productive Fincastle-Starks soils**
- **Implement shed in good condition**
- **CRP income**

For additional information, please contact:

Linda Brier, Agent | (765) 447-9200

LBrier@FarmersNational.com

Bidding starts | Wednesday, September 27, 2023 at 8:00 AM

Bidding closes | Wednesday, October 4, 2023 at 1:00 PM

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

Property Information

Property Location:

The farm is located just outside of Burlington, Indiana on South Michigan Street/State Road 29 southeast of town. It is approximately 21 miles from Delphi, 30 miles from Lafayette, and 14 miles from Kokomo, Indiana.

Legal Description:

FRACTION OF S1/2 SW1/4 SEC 35, TWP 24N, RGE 1E
BURLINGTON TWP 75.2 AC;
FRACTION OF N1/2 NW1/4 SEC 2, TWP 23N, RG 1E
BURLINGTON TWP 40.987AC;
FRACTION OF SE1/4 SE1/4 SEC 34, TWP 24N, RG 1E
BURLINGTON TWP 1.637AC;
FRACTION OF SE1/4 SE1/4 SEC 34, TWP 24N RG 1E
BURLINGTON TWP 0.31 AC;
FRACTION OF S1/2 W1/4 SEC 35, TWP 24N, RG 1E,
BURLINGTON TWP 2.20 AC

Property Description:

Highly productive, tillable farm ground with woods, CRP, and an implement shed located on the southeast side of Burlington, Indiana. Last year's soybean yield was 73 bushels per acre, and the 2021 corn yield was 227.9 bushels per acre. The CRP contract expires on September 30, 2028 and has an annual income of \$221.

Improvements:

36 x 88 Implement shed in good condition, built in 2000.

Farm Data:

Cropland	109.93 acres
Non-crop	8.50 acres
CRP	0.90 acres
<u>Buildings</u>	<u>1.00 acres</u>
Total	120.33 acres

FSA Information:

	<u>Base</u>	<u>Yield PLC</u>
Corn	70.0 acres	122 bushels
Soybeans	22.4 acres	44 bushels

Taxes: \$2,190.06

CRP Information:

0.90 acres, due to expire September 30, 2028.
Annual payment of \$221.00



Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FaA	Fincastle-Starks silt loams, 0 to 2 percent slopes	59,28	49,02	0	91	2w
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	28,4	23,49	0	86	2w
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	22,67	18,75	0	72	2e
MC3	Martinsville, till substratum-Miami clay loams, 6 to 12 percent slopes, severely eroded	7,95	6,57	0	68	4e
RoA	Rockfield silt loam, 0 to 2 percent slopes	2,62	2,17	0	87	1
TOTALS		120,92(*)	100%	-	84,66	2,11



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 for 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 or before November 8, 2023, or such other date agreed to by the parties. Subject to the 2023 crops being harvested.

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 Columbia Title in Delphi, Indiana the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Columbia Title the closing agent 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. Sale is not contingent up Buyer(s) financing.

Closing: The sale closing is on or before November 8, 2023, 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 Columbia Title the closing agent.

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.

Seller(s): Rebecca Armstrong and Karen Hughes

Auctioneer: Tucker Wood

Online Simultaneous Bidding Procedure:

Bidding will be simultaneous with the live auction on **Wednesday, October 4, 2023, at 1:00 PM**, with bidding concluding at the end of the live auction.

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