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LAND AUCTION

SIMULCAST LIVE AND ONLINE

319.33± Acres Offered in Three Tracts, White County, Indiana

Tuesday, January 23, 2024 | 6:00 PM EST

Best Western Plus Brandywine Inn & Suites | 304 South Sixth Street, Monticello, Indiana

Highlights:

- **Highly productive sandy loam soils**
- **Open lease for 2024**
- **CRP Income**



For additional information, please contact:

Payton Hitchings, Agent

(765) 513-3158 or (317) 385-2738

PHitchings@FarmersNational.com

Bidding Starts | Monday, January 15, 2024, at 8:00 AM EST

Bidding Ends | Tuesday, January 23, 2024, at close of live event

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

Property Information

Directions to Property:

The farm is located outside of Reynolds, Indiana, on the northwest side of town. It is located on the north side of 300 N on either side of 225 W. It is conveniently located roughly 11 miles from Monticello, Indiana, and 28 miles from Lafayette, Indiana.

Legal Description:

- **Tract 1:** W1/2 of SE 1/4, S7-T27-R4, being tax parcel 91-74-07-000-000.800-005, 80+/- acres.
- **Tract 2:** E1/2 of SE 1/4, S7-T27-R4, being tax parcel 91-74-07-000-000.700-005, 80.0+/- acres.
- **Tract 3:** NW 1/4 of SE 1/4, S8-T27-R4, being tax parcel 91-74-08-000-000.900-005, 40.0+/- acres, also NE1/4 of SW1/4, S8,T27,R4, being tax parcel 91-74-08-000-000.700-005, 40.73+/- acres, also W 1/2 of SW 1/4, S8-T27-R4, being tax parcel 91-74-08-000-000.800-005, 78.604+/- acres.

Property Description:

Highly productive, tillable farm ground with woods, CRP, and grain bins located on the northwest side of Reynolds, Indiana. This year's soybean yield was 53 bushels per acre, and the corn yield was 224 bushels per acre. The farm has unlimited possibility when it comes to hunting or homestead potential.

FSA Information:

Whole Farm:	Base	Yield
Corn	115.36 acres	153 bushels
Soybeans	121.55 acres	44 bushels

Farm Data:

• Tract 1:	
Cropland	72.8 acres
CRP	<u>7.2 acres</u>
Total	80.0 acres
• Tract 2:	
Cropland	38.3 acres
CRP	3.8 acres
Timber	<u>37.9 acres</u>
Total	80.0 acres
• Tract 3:	
Cropland	125.80 acres
Non-Crop	24.03 acres
CRP	<u>9.50 acres</u>
Total	159.33 acres

Improvements:

Two grain bins on Tract 3, approximately 10,000 and 12,000 bushel capacity.

CRP:

20.50 acres with an annual payment of \$6,486.00 expiring September 30, 2035.

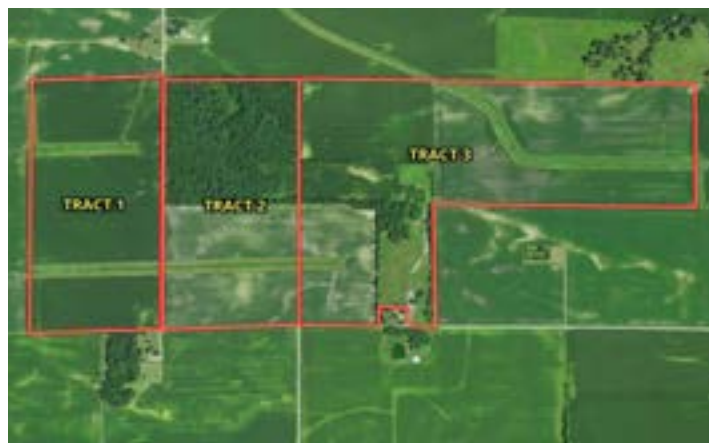
Taxes:

- **Tract 1:** \$1,204.30
- **Tract 2:** \$698.68
- **Tract 3:** \$2,188.88

Property Location Map



Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	65.74	81.06	0	63	2w
Se	Seafield fine sandy loam	12.27	15.13	0	66	2w
BmA	Brems loamy fine sand, 0 to 2 percent slopes	1.85	2.28	0	29	4s
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	0.72	0.89	0	29	4s
Sf	Seafield Variant fine sandy loam	0.51	0.63	0	65	2w
TOTALS		81.09(*)	100%	-	62.38	2.06



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	44.84	54.62	0	63	2w
Se	Seafield fine sandy loam	24.55	29.9	0	66	2w
ChB	Chelsea fine sand, 2 to 6 percent slopes	7.06	8.6	0	51	4s
Sf	Seafield Variant fine sandy loam	2.08	2.53	0	65	2w
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	1.82	2.22	0	29	4s
Mr	Morocco fine sand	1.75	2.13	0	29	4s
TOTALS		82.1(*)	100%	-	61.44	2.26



Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Rm	Rensselaer Variant loam	67.39	42.37	0	71	2w
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	40.71	25.59	0	63	2w
Mr	Morocco fine sand	12.17	7.65	0	29	4s
ChC	Chelsea fine sand, 6 to 12 percent slopes	9.76	6.14	0	50	6s
AsA	Alvin fine sandy loam, 0 to 2 percent slopes	7.9	4.97	0	70	2s
Se	Seafield fine sandy loam	7.83	4.92	0	66	2w
ChB	Chelsea fine sand, 2 to 6 percent slopes	7.81	4.91	0	51	4s
BmA	Brems loamy fine sand, 0 to 2 percent slopes	3.77	2.37	0	29	4s
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	1.75	1.1	0	29	4s
TOTALS		159.09(*)	100%	-	61.73	2.57

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 on or before February 23, 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 cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Columbia Title in Monticello, Indiana.

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 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 costs 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 or before February 23, 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 Columbia Title.

Sale Method: The real estate will be offered in three individual tracts by Buyer's Choice. 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: Sargent Family Farms Trust

Auctioneer: Kelly Hoffman

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, January 15, 2024, at 8:00 AM EST. Bidding will be simultaneous with the live auction on Tuesday, January 23, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:

www.fnctbid.com

All bids on the tracts 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.