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**A-23091**

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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**186.88± Acres, Vermillion County, Indiana**

**Tuesday, July 1, 2025 | 10:00 AM EST**

**Beef House | 16501 IN-63, Covington, Indiana**

## **Highlights:**

- **Highly productive soils**
- **Located near AC Grain Elevator in Dana, IN**
- **Good access via all weather roads**



**For additional information, please contact:**

**Phillip Poppe, AFM/Agent | (815) 848-8121**

**[PPoppe@FarmersNational.com](mailto:PPoppe@FarmersNational.com)**



Bidding starts | Tuesday, June 24, 2025 at 9:00 AM EST  
Bidding closes | Tuesday, July 1, 2025 at close of live event.

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Property Information

### Legal Description:

**Tract 1:** 26.88 acres located in part of the SW 1/4 SE 1/4 of Section 26.  
**Tract 2:** 40 acres located in the NE 1/4 NE 1/4 of Section 35.  
**Tract 3:** 120 acres NE 1/4 NW 1/4 and the S1/2 of the NW 1/4 of Section 35.  
All located in Township 16 North, Range 10 West of the 2nd PM in Helt Township, Vermillion County, Indiana.

### Property Description:

Highly productive farm is located south of Dana, IN near the intersection of Route 36 and West County Road 600 South. The farm is partially tiled. The 5-year whole farm yield averages are: 233 bushels per acre for corn and 75.85 bushels per acre for soybeans.

### Improvements:

Concrete silo, older cattle feeding shed, Harvester unit

### Farm Data:

<b>Tract 1:</b>	
Cropland	23.40 acres
Non-crop	<u>3.48 acres</u>
Total	26.88 acres
<b>Tract 2:</b>	
Cropland	39.21 acres
Non-crop	<u>0.79 acres</u>
Total	40.00 acres
<b>Tract 3:</b>	
Cropland	118.33 acres
Non-crop	<u>1.67 acres</u>
Total	120.00 acres

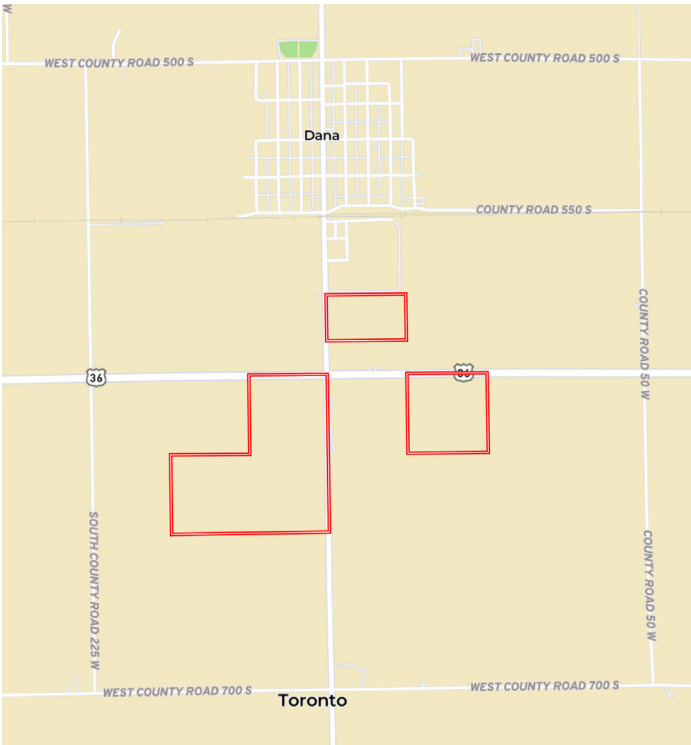
### FSA Information:

<b>Tract 1:</b>		<b>Base</b>	<b>Yield</b>
Corn	11.75 acres	176 bushels	
Soybeans	11.38 acres	55 bushels	
<b>Tract 2:</b>		<b>Base</b>	<b>Yield</b>
Corn	19.70 acres	176 bushels	
Soybeans	19.07 acres	55 bushels	
<b>Tract 3:</b>		<b>Base</b>	<b>Yield</b>
Corn	59.43 acres	176 bushels	
Soybeans	57.54 acres	55 bushels	

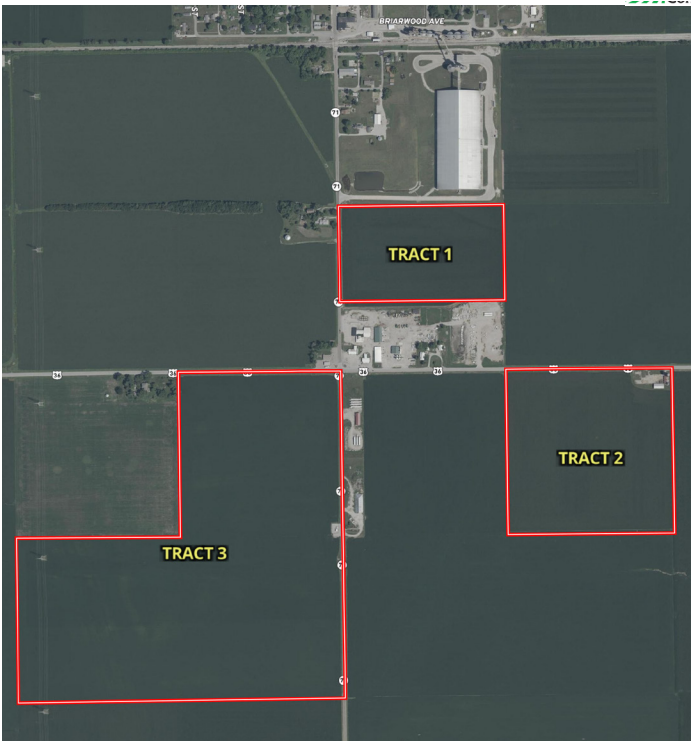
### 2023 Taxes:

**Tract 1:** \$1,516.36  
**Tract 2:** \$2,359.22  
**Tract 2:** \$6,530.00

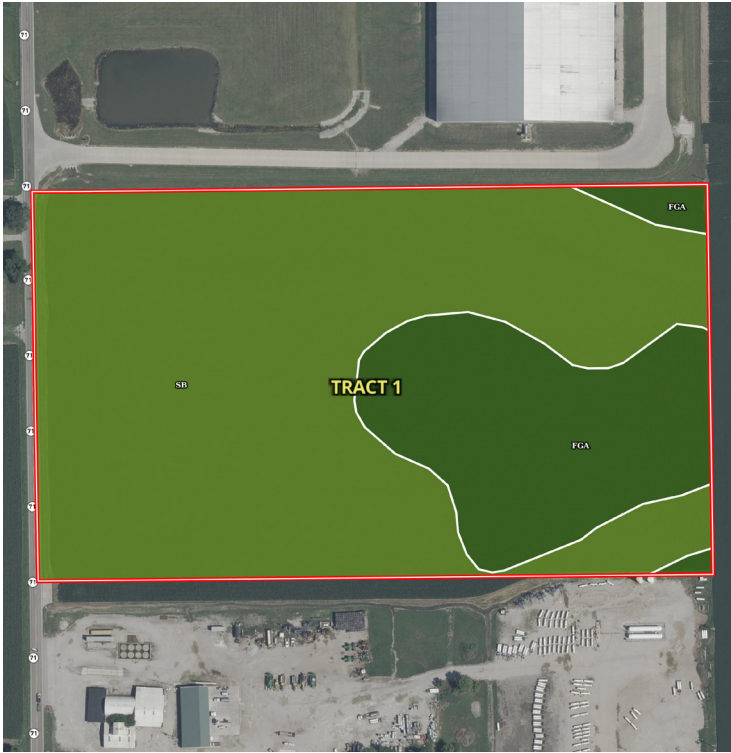
## Location Map



## Aerial Map



Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sable silty clay loam, loamy till substratum	17.72	74.58	0	94	2w
FgA	Flanagan silt loam, 0 to 2 percent slopes	6.05	25.46	0	90	1
TOTALS		23.77(*)	100%	-	93.02	1.75

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FgA	Flanagan silt loam, 0 to 2 percent slopes	20.37	49.06	0	90	1
Sb	Sable silty clay loam, loamy till substratum	19.8	47.69	0	94	2w
DaB	Dana silt loam, 2 to 5 percent slopes	1.35	3.25	0	90	2e
TOTALS		41.52(*)	100%	-	91.91	1.51

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



## Tract 3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sable silty clay loam, loamy till substratum	70.04	57.79	0	94	2w
FgA	Flanagan silt loam, 0 to 2 percent slopes	47.36	39.08	0	90	1
PtA	Proctor silt loam, 0 to 2 percent slopes	3.79	3.13	0	90	1
TOTALS		121.19(*)	100%	-	92.31	1.58

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# 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 2025 payable in 2026 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 August 1, 2025 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by Allied Title, Covington, 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, Covington, 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 Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on August 1, 2025 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 Allied Title, Covington, Indiana.

**Sale Method:** The farms will be offered in 3 individual tracts via the Buyer's Choice method. This method of sale allows the highest bidder to choose any or all tracts. After the highest bidder has made their selection, if there are any tracts left, a new round of bidding will begin. If available, the remaining tracts will be offered for bidding until none remain. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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:** Shirley J. Aikman Living Trust

**Auctioneer:** Chad Bals, License #AU12500040

**Agent Comments:** Possession of subject property after harvest of 2025 crop.

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday June 24, 2025 at 9:00 AM EST. Bidding will be simultaneous with the live auction on Tuesday, July 1, 2025 at 10:00 AM EST, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.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 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.

