

Newnum Farm

LAND AUCTION

124.27+/- Acres • Fountain County, Indiana

Tuesday, January 15 • 10:30 AM EST

American Legion • 251 West State Street • Kingman, Indiana

Highlights:

- Quality farmland with great earning potential
- Consistent production on all tillable acres
- Lease free for 2019
- Great investment opportunity

L-1900121

Property Location: The farm is located one mile north and three miles west of Kingman, Indiana, at the intersection of CR 1000 S and Tangier Road.

Legal Description: 124.27 acres in part of the SE1/4 of Section 21, Township 18 North, Range 8 West, Fulton Township, Fountain County, Indiana



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For additional information, please contact:

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Property Information

Property Description: This is a good quality farm with great earning potential. It offers opportunities for both cash grain farming and livestock production. Open lease for the 2019 growing season. Great investment opportunity!

Improvements: There is a small machinery storage shed with partial concrete floor (3,240 sq ft) and a small livestock barn (1,176 Sq ft) with full concrete floor.

Taxes: \$3,576.26 or \$28.77 per acre

Farm Data:
 FSA Tillable 98.25 acres
 Building 1.00 acres
 Non-crop 25.02 acres
 Total 124.27 acres

FSA Information:

	Base	Yield
Corn	50.72 acres	140 bushels
Soybeans	48.95 acres	43 bushels
Wheat	.49 acres	50 bushels

Small Barn



Machine Shed



Property Location Map



Aerial Photo



Soil Map



MAP SYMBOL	SOIL NAME	NON-IRR LCC	CORN YIELD	BEANS YIELD	ACRES
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	Ilw	168	54	47.2
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	Ilw	173	51	25.4
RywB2	Russell silt loam, 2 to 6 percent slopes, eroded	Ile	149	53	18.1
XabB2	Xenia silt loam, 2 to 6 percent slopes, eroded	Ile	152	53	13.2
SvqG	Strawn loam, 25 to 70 percent slopes	Vlle			5.6
RywD2	Russell silt loam, 12 to 18 percent slopes, eroded	IVe	114	40	5.4
RywC2	Russell silt loam, 6 to 12 percent slopes, eroded	IIIe	138	48	3.8
SldAK	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded, brief duration	Ilw	132	43	3.7
XfuB2	Miami-Rainsville complex, 2 to 6 percent slopes, eroded	Ile	141	49	1.9
RzcE	Russell-Strawn complex, 18 to 25 percent slopes	Vle			0.6
Total			151.5	49.3	125.0

Easement Photo



Auction Terms

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

Taxes: Real estate taxes 2018 payable in 2019 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 February 28, 2019, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the closing company in their trust account.

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

Closing: The sale closing is on February 28, 2019, or such other date agreed to by the parties. The balance of the purchase price will be paid by wire transfer.

Sale Method: The real estate will be offered as one 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 Auction-

eer. No absentee or telephone bids will be accepted without 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): Estate of David E. Newnum

Auctioneer: Curtis Musser • AU10300059

