

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

184.33± Acres, White County, Indiana

Tuesday, January 19, 2021 • 2:00 PM

at the Wolcott Community Center

Wolcott Park on Blake Street Wolcott, Indiana

Highlights:

- Highly productive soil types
- Excellent road frontage and access
- High percentage of tillable acres
- Excellent investment opportunity

L-2000644

ONLINE SIMULCAST BIDDING

Starts Monday, January 4, 2021 at 8:00 AM

Closes Tuesday, January 19, 2021 at end of live event

To register and bid on this auction, go to: www.fnccbid.com



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For additional information, please contact:

Brent Culver, AFM Agent

Lafayette, Indiana

Phone: (765) 426-8142

BCulver@FarmersNational.com

www.FarmersNational.com/BrentCulver



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Property Information

Property Location: Farm is located in three tracts just two miles east of the town of Wolcott at the intersection of US-24 and CR700W in White County, Indiana.

Legal Description:

- **Tract 1:** Part of the SW1/4 of Section 28, T27N, R5W, Princeton Twp, White County, Indiana (NE corner of US-24 and CR 700 W).
- **Tract 2:** Part of the N1/2 of the NW1/4 of Section 33, T27N, R5W, Princeton Twp, White County, IN (SE corner of US-24 and CR 700 W)
- **Tract 3:** Part of the W1/2 of Section 33, T27N, R5W, Princeton Twp, White County, IN (1/2 mile south of US-24 on CR 700 W on the east side of road)

Property Description: Property is being offered in three separate tracts and are lease free for 2021.

- **Tract 1 (45± acres):** is 96% tillable, road frontage on two sides, and contains 94% Wolcott and Conover soil types.
- **Tract 2 (29.33± acres):** is nearly all tillable, 93% Wolcott and Conover soil types, road frontage on two sides, and borders the Hoagland open drainage ditch to the south.
- **Tract 3 (110± acres):** is 98.5% tillable, road frontage on west side, and is made up of 90% Wolcott and Conover soil types. All tracts have been well maintained and kept at a highly productive level for many years.

Taxes:

- **Tract 1:** \$1,008.80
- **Tract 2:** \$632.52
- **Tract 3:** \$2,511.50

Farm Data:

• Tract 1	
Cropland	43.14 acres
Non-crop	1.86 acres
Total	45.00 acres
• Tract 2	
Cropland	24.42 acres
Non-crop	4.91 acres
Total	29.33 acres
• Tract 3	
Cropland	108.34 acres
Non-crop	3.06 acres
Total	110.00 acres

FSA Information:

• Tract 1	Base	Yield
Corn	21.23 acres	161 bushels
Soybeans	21.23 acres	46 bushels
• Tract 2	Base	Yield
Corn	12.03 acres	161 bushels
Soybeans	12.03 acres	46 bushels
• Tract 3	Base	Yield
Corn	53.34 acres	161 bushels
Soybeans	53.34 acres	46 bushels

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CnA	Conover loam, 0 to 1 percent slopes	19.4	44.02	2w
MoA	Montmorenci loam, 0 to 2 percent slopes	2.6	5.86	2s
Wo	Wolcott clay loam	22.1	50.12	2w
TOTALS		44.1	100%	2.0

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CnA	Conover loam, 0 to 1 percent slopes	3.6	13.11	2w
MoA	Montmorenci loam, 0 to 2 percent slopes	1.9	6.89	2s
Wo	Wolcott clay loam	22.1	80.0	2w
TOTALS		27.7	100%	2.0

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CnA	Conover loam, 0 to 1 percent slopes	43.2	39.23	2w
Wa	Watsoka loamy fine sand	0.0	0.0	3s
Se	Seafield fine sandy loam	3.1	2.84	2w
SpA	Sparta fine sand, 0 to 3 percent slopes	5.3	4.81	4s
Wo	Wolcott clay loam	58.5	53.12	2w
TOTALS		110.1	100%	2.1

Property Location Map



AUCTION TERMS

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

Taxes: Real estate taxes for 2020 payable in 2021 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). Seller will pay those real estate tax installments due and payable through December 31, 2020.

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 including the farmstead 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 February 26, 2021, 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 Columbia Title - Lafayette in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Columbia Title - Lafayette 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 paid by the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be February 26, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Columbia Title - Lafayette.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect a difference between the advertised and actual surveyed acres.

Auction Sales: The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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 Caroline H. Hass

Auctioneer: Tucker Wood, AU11200060

Online Simultaneous Bidding Procedure:

The online portion of this auction begins on
Monday, January 4, 2021, at 8:00 AM.

Bidding closes on Tuesday, January 19, 2021, at the close of the live auction.

To register and bid on this auction go to:

www.fnctbid.com

All bids on the tract will be visible on-line, 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.

Important Statement: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website for any changes.

