

# SIMULCAST AUCTION

93.167± Acres, Madison County, Indiana

Wednesday, December 7, 2022 at 1:30 PM

Alexandria Community Center | 315 South Harrison Street, Alexandria, Indiana

## Highlights:

- Productive Farmground
- Woods for Hunting
- Open Tenancy for 2023

L-2300021

## ONLINE BIDDING

Pre-bidding begins Wednesday, November 30, 2022 at 8:00 AM EST

All bidding will conclude at the end of the event.

To register and bid on this auction, go to: [www.FNCbid.com](http://www.FNCbid.com)



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For additional information, please contact:

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## Property Information

**Property Location:** From Elwood, Indiana travel north on State Road 37 approximately eight miles to County Road 1800 N. The farm lays between CR 1800 N and CR 1850 N on the east side of the highway.

**Legal Description:** W/2 SW/4 Section 7, Township 22 North, Range 7 East in Boone Township, Madison County, Indiana. Parcel ID #48-02-07-300-002.000-008

**Property Description:** Good productive farm-ground with an open tenancy for 2023. This property is nearly 85% tillable and 10% wooded. It has good paved road frontage on the north, south and west sides.

### Farm Data:

Cropland	80.930 acres
Timber	10.190 acres
Other	2.047 acres
Total	93.167 acres

### FSA Information:

Crop	Base	Yield
Corn	40.7 acres	143 bushels
Soybeans	40.2 acres	49 bushels

**2021 Real Estate Taxes:** \$1,834.34

## Property Location



**Aerial Map**

**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pc	Pewamo silty clay loam, 0 to 1 percent slopes	31.83	35.84	0	77	2w
BgMA	Blount silt loam, ground moraine, 0 to 2 percent slopes	24.32	27.38	0	62	2w
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	22.52	25.35	0	49	2e
BgMB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	10.15	11.43	0	47	2e
TOTALS		88.82(*)	100%	-	62.37	2.0

# Auction Terms

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

**Taxes:** Real estate taxes for 2022 payable in 2023 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 or before December 31, 2022, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required the day of bidding. The payment will be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Rowland Title Company in Anderson, Indiana, the closing agent.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Rowland Title Company, the closing agent, the required earnest payment. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by Seller and Buyer. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on or before December 31, 2022, or such other date agreed to by the parties. The balance of the purchase price will be payable in wired funds at the discretion of Rowland Title Company, the closing agent.

**Auction Sales:** 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.

**Sellers:** Susan Dickey Dovenmuehle and Anne Dickey Johnson

**Auctioneer:** Tucker Wood, #441.001382

## Online Bidding Procedure:

The pre-bidding portion of this auction begins online on Wednesday, November 30, 2022, at 8:00 AM EST. Online bidding will be simultaneous with the live auction on Wednesday, December 7, 2022 at 1:30 PM 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.

