

# SIMULCAST AUCTION

**244.73± Acres, Vermillion County, Indiana**

**Thursday, February 24, 2022 at 10:00 AM**

Beef House Banquet Hall | 16501 North State Road 63, Covington, Indiana

## Highlights:

- Selling in two tracts by Buyer's Choice
- Quality farmland with productive soils
- Excellent investment opportunity
- Fertilizer applied for the 2022 crop year

L-2200154

## ONLINE BIDDING

Pre-bidding begins Monday, February 14, 2022 at 8:00 AM EST

Closes Thursday, February 24, 2022 at end of live event

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



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For additional information, please contact:

**Brent Culver, AFM Agent**

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# Property Information

**Property Location:** The Evans Farm is located on the north side of I-74 and one mile east of SR 63. From the intersection of I-74 and SR 63, travel east on CR 1650 N one mile to CR 600 W. The farm is located on both the east and west sides of CR 600 W.

**Legal Description:**

• **Tract 1:** Part of the N1/2 of Section 4, Township 19 North, Range 9 West, Highland Township, Vermillion County, Indiana containing 130.85± acres

• **Tract 2:** Part of the N1/2 of Section 3, Township 19 North, Range 9 West, Highland Township, Vermillion County, Indiana containing 113.88± acres

**Property Description:** The Evans Farm is located in a strong farming community and offers an excellent buying opportunity for anyone looking to purchase “quality farmland.” This farm has been maintained at a high level and is “turn key ready” for the 2022 growing season with fall tillage and fall fertilizer completed and included with the sale.

• Tract 1 consists of 130.85± total acres, FSA showing 131.99 tillable acres. This tract has road frontage to CR 1650 N and CR 600 W. Fall tillage has been completed and fertilizer has been applied for a soybean crop in 2022. Fertilizer application rates (Fall of 2021) are as follows: 100 lbs per acre of 11-52-0 and 100 lbs per acre of 0-0-60.

• Tract 2 consists of 113.88± total acres, FSA showing 114.13 tillable acres. This tract has road frontage to CR 600 W. Fall tillage has been completed and fertilizer has been applied for a corn crop in 2022. Fertilizer application rates (Fall of 2021) are as follows: 200 lbs per acre of 11-52-0 and 200 lbs per acre of 0-0-60.

**Farm Data:**

• **Tract 1**  
 Cropland 131.99 acres  
 Total 130.85 acres

• **Tract 2**  
 Cropland 114.13 acres  
 Total 113.88 acres

**FSA Information:**

| • Tract 1 | Base        | Yield PLC   |
|-----------|-------------|-------------|
| Corn      | 67.14 acres | 168 bushels |
| Soybeans  | 64.85 acres | 45 bushels  |

| • Tract 2 | Base        | Yield PLC   |
|-----------|-------------|-------------|
| Corn      | 58.06 acres | 168 bushels |
| Soybeans  | 56.07 acres | 45 bushels  |

**Taxes:**

• **Tract 1:** \$2,556  
 • **Tract 2:** \$2,192

**Yield History (5 year average): 2017 - 2021**

|      | Corn       | Soybeans  |
|------|------------|-----------|
| 2021 | 201        | 46        |
| 2020 | 205        | 59        |
| 2019 | 94         | 28        |
| 2018 | 146        | 49        |
| 2017 | <u>212</u> | <u>44</u> |
|      | <b>172</b> | <b>45</b> |

**Property Location Map**



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



| SOIL CODE | SOIL DESCRIPTION                              | ACRES         | %     | CPI | NCCPI | CAP  |
|-----------|---|---------------|-------|-----|-------|------|
| EoA       | Elston sandy loam, 0 to 2 percent slopes      | 87.3          | 65.06 | 0   | 74    | 2s   |
| OcA       | Ockley silt loam, 0 to 2 percent slopes       | 28.87         | 21.52 | 0   | 88    | 1    |
| SgB       | Shipshe loam, 2 to 6 percent slopes           | 5.81          | 4.33  | 0   | 66    | 3e   |
| Wt        | Westland silty clay loam                      | 4.29          | 3.2   | 0   | 77    | 2w   |
| FoB2      | Fox sandy loam, 2 to 6 percent slopes, eroded | 2.92          | 2.18  | 0   | 58    | 2e   |
| FsA       | Fox loam, 0 to 2 percent slopes               | 2.69          | 2.0   | 0   | 66    | 2s   |
| EoB       | Elston sandy loam, 2 to 6 percent slopes      | 1.61          | 1.2   | 0   | 73    | 2e   |
| EvA       | Elston sandy loam, 0 to 3 percent slopes      | 0.69          | 0.51  | 0   | 74    | 2s   |
| TOTALS    |   | 134.1<br>8(*) | 100%  | -   | 76.24 | 1.83 |

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



| SOIL CODE | SOIL DESCRIPTION                         | ACRES         | %     | CPI | NCCPI | CAP  |
|-----------|--|---------------|-------|-----|-------|------|
| EoA       | Elston sandy loam, 0 to 2 percent slopes | 108.9<br>4    | 93.71 | 0   | 74    | 2s   |
| EoB       | Elston sandy loam, 2 to 6 percent slopes | 5.96          | 5.13  | 0   | 73    | 2e   |
| Ur        | Udorthents, loamy, reclaimed             | 1.01          | 0.87  | 0   | -     | 5s   |
| EvA       | Elston sandy loam, 0 to 3 percent slopes | 0.35          | 0.3   | 0   | 74    | 2s   |
| TOTALS    |  | 116.2<br>5(*) | 100%  | -   | 73.31 | 2.03 |

# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2021 payable in 2022 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 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 March 31, 2022, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required the day following the auction. The payment may be in the form of a wire transfer to the title company. All funds will be deposited and held by Allied Capital Title (Covington, IN) 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 Allied Capital Title (Covington, IN) 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 equally by the both. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be March 31, 2022, 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 Allied Capital Title (Covington, IN).

**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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** The real estate will be offered in two individual tracts by Buyer's Choice. This method of sale allows the highest bidder to choose any or all tracts or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin with the highest bidder of that round making their selection. This process goes on until all tracts are sold. 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):** First Financial Bank Trustee of Mary Evans Trust

**Auctioneer:** Tucker Wood, 441.001382

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[www.fncbid.com](http://www.fncbid.com)

All bids on the tract 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.

