

SIMULCAST AUCTION

96± Acres, Posey County, Indiana

Thursday, December 8, 2022 at 1:00 PM CST

Poseyville Community Center | 60 North Church Street, Poseyville, Indiana

Highlights:

- Selling in Two Tracts by Buyer's Choice
- Productive Farmland
- Excellent Road Frontage
- Numerous Grain Markets in the Nearby Area

L-2300047

ONLINE BIDDING

Pre-bidding begins Thursday, December 1, 2022 at 1:00 PM CST

All bidding will conclude at the end of the event.

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



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Steve Lankford, AFM Agent

Spencer, Indiana

Office: (812) 876-7612

Cell: (812) 360-0209

SLankford@FarmersNational.com

www.FarmersNational.com/StevenLankford



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

Property Information

Property Location:

Tract 1: At the intersection of Mt. Pleasant Road and Wiggins Road, head west on Wiggins one-half mile, tract is on the south side of the road.

Tract 2: East on Main Street in the town of Cynthiana to Showers Road intersection, turn south and tract is on the east side of the paved road.

Legal Description:

• **Tract 1:** 71 acres in mid part of SE 1/4, 28-4-12, Poseyville, IN 65-05-28-200-003.000-014

• **Tract 2:** 25 acres in Pt. SE 1/4 of 12-4-12, Showers Road, Cynthiana, IN 65-05-12-400-018.000-014

Property Description: Tract 1 is productive farmland tract. Tract 2 is productive tillable and wooded tract with excellent road frontage on east edge of Cynthiana.

Farm Data:

• Tract 1	
Cropland	66.21 acres
Other	<u>4.79 acres</u>
Total	71.00 acres

• Tract 2	
Cropland	19.21 acres
Timber	5.00 acres
Other	<u>.79 acres</u>
Total	25.00 acres

FSA Information:

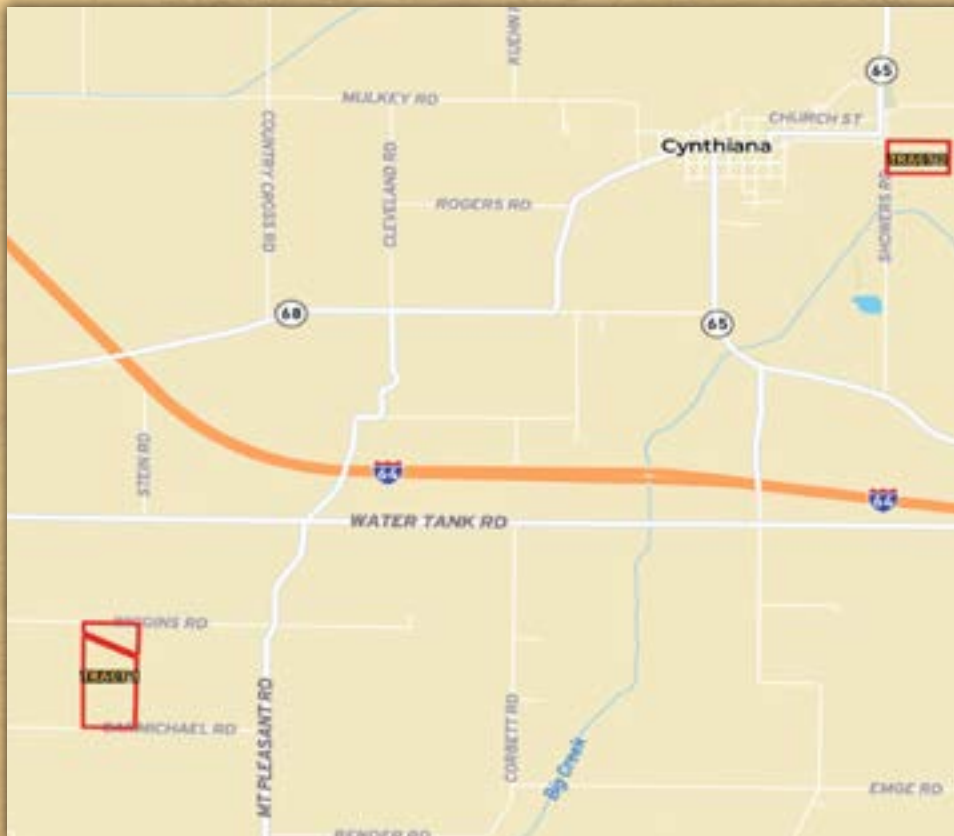
• Tract 1	Base	Yield PLC
Corn	37.5 acres	163 bushels
Wheat	28.7 acres	61 bushels
Soybeans	27.1 acres	34 bushels

• Tract 2		
Corn	9.6 acres	163 bushels
Wheat	9.6 acres	61 bushels
Soybeans	7.8 acres	34 bushels

2021 Payable in 2022 Taxes:

- Tract 1: \$ 2,068.30
- Tract 2: \$ 535.36

Property Location



Tract 1 Aerial Photo



Tract 1 Soil Map



Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Ragsdale silt loam	53.89	80.13	0	89	2w
Pa	Patton silty clay loam, rarely flooded	5.39	8.01	0	91	2w
Rn	Rensselaer clay loam, clay loam substratum, rarely flooded	4.87	7.24	0	90	2w
UnB2	Uniontown silt loam, 2 to 6 percent slopes, eroded, rarely flooded	3.09	4.59	0	76	2e
TOTALS		67.25(*)	100%	-	88.62	2.0

Tract 2 Aerial Photo



Tract 2 Soil Map



Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
loA	Iona silt loam, 0 to 2 percent slopes	13.23	53.05	0	94	1
SyC3	Sylvan silt loam, 6 to 12 percent slopes, severely eroded	4.72	18.93	0	70	4e
AID3	Alford silt loam, 10 to 18 percent slopes, severely eroded	3.44	13.79	0	65	6e
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	1.89	7.58	0	80	3w
loB2	Iona silt loam, 2 to 6 percent slopes, eroded	1.66	6.66	0	88	2e
TOTALS		24.94(*)	100%	-	84.0	2.48

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s). Seller does not own coal rights.

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 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 on or before December 30, 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 wired funds. All funds will be deposited and held by Bosse Title Company, Evansville, 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 Bosse Title Company, 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 any escrow closing services will be paid equally by Seller and Buyer. *Sale is not contingent upon Buyer(s) financing.*

Closing: The sale closing is on or before December 30, 2022, 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 Bosse Title Company.

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. Both will pay one-half of 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. 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.

Seller(s): Ruthann Fairchild Curling Trust: Wells Fargo Bank, NA as Trustee

Auctioneer: Jimmie A. Yagle, License #AU1037688
J. Yagle Auction Services LLC

Online Bidding Procedure:

The pre-bidding portion of this auction begins online on Thursday, December 1, 2022, at 1:00 PM CST. Online bidding will be simultaneous with the live auction on Thursday, December 8, 2022 at 1:00 PM CST, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.

