

SIMULCAST AUCTION

81.356+/- Acres • Gibson County, Indiana

Thursday, May 11, 2023 • 1:00 PM CST

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

ONLINE SIMULCAST BIDDING: Starts Monday, May 1, 2023, at 8:00 AM CST. Closes Thursday, May 11, 2023, at close of live event. To Register and Bid on this Auction, go to: www.FNCBid.com

HIGHLIGHTS:

- Productive Farmland
- Excellent Road Frontage
- Commercial/Residential Development Potential



L-2300260

Property Location: South of Owensville, Indiana on IN 65, tract is approximately one mile on the left (east) side of the highway, across from the Owensville Community school

Legal Description: Located in the County of Gibson and the State of Indiana being the North Half of the Northeast Quarter of Section 13, Township 3 North, Range 12 West and consisting of 81.356 acres.

Property Description: Productive farmland tract.

2022 Taxes: \$1,715.60

Farm Data:

Cropland	73.130 acres
Other	8.226 acres
Total	81.356 acres

FSA Information:

	Base	Yield
Corn	46.20 acres	135 bushels
Soybeans	3.50 acres	45 bushels
Wheat	14.10 acres	45 bushels



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/reps/StevenLankford



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UnB3	Uniontown silt loam, 2 to 6 percent slopes, severely eroded	26.77	33.17	0	65	3a
SyC3	Sylvan silt loam, 6 to 12 percent slopes, severely eroded	13.92	17.25	0	70	4e
Rb	Ragsdale silt loam, overwash	13.9	17.22	0	89	2w
AIB2	Alford silt loam, 2 to 5 percent slopes, eroded	11.15	13.81	0	75	2e
UnB2	Uniontown silt loam, 2 to 6 percent slopes, eroded	8.21	10.17	0	74	2e
RIA	Reesville silt loam, 0 to 2 percent slopes	3.03	3.75	0	82	2w
AIC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	2.0	2.48	0	69	4e
Ma	Maplehill silt loam, frequently flooded	0.98	1.21	0	87	2w
AID3	Alford silt loam, 10 to 18 percent slopes, severely eroded	0.49	0.61	0	65	6e
Bd	Birds silt loam, 0 to 2 percent slopes, frequently flooded	0.16	0.2	0	79	3w
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	0.11	0.14	0	80	3w
TOTALS		80.72(1)	100%	-	73.35	2.75

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 June 9, 2023 or such other date agreed to by the parties. Subject to 2023 lease in place. Buyer will receive \$300 per tillable acre cash rent credit at closing.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check or 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 bidding, the high bidder(s) will enter into a real estate contract and deposit with Bosse Title Company, Evansville, Indiana, the closing agent, 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 equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on June 9, 2023, 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, Evansville, Indiana, the closing agent.

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 any difference between the advertised and actual surveyed acres.

Sale Method: 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. The real estate will sell in the manner resulting in the highest total price. 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: Gibson Wayne Farms LLC, Raymond James Trust, N.A. Trustee

Auctioneer: Jimmie A Yagle, #AU1037688

Online Bidding Procedure: Pre-bidding starts Monday, May 1, 2023, at 8:00 AM CST. Bidding closes on Thursday, May 11, 2023, at the close of the live auction.

To register and bid on this auction go to: www.FNCBid.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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.