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L-2400024

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FOR MORE INFO!



ONLINE AUCTION

144.618± Acres, Jackson County, Indiana

Bidding starts | Monday, November 27, 2023, at 9:00 AM (Eastern)

Bidding closes | Wednesday, November 29, 2023, at 5:00 PM (Eastern)

To register and bid go to: www.fncbid.com

Highlights:

- High percentage of tillable land with productive soils
- Irrigation possibility
- Easy access off I-65 for the hunting enthusiasts



For additional information, please contact:

Steve Lankford, AFM, Agent | (812) 360-0209

SLankford@FarmersNational.com

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Property Information

Directions to Property:

Travel south on Highway 11 from Interstate 65 and Indiana Highway 11 interchange for approximately one-half of a mile. Tract 1 starts on the west side of the highway. Tract #2 starts one-quarter of a mile down the highway on the east side.

Legal Description:

- **Tract 1:** PT SE 30-7-6 108.003AC
- **Tract 2:** PT SW 29-7-6 36.615A

Property Description:

Tillable land with productive soils and hunting possibilities. Irrigation possibilities in the area allow for expansion into specialty crops and increased yields. Easy access less than one mile off Interstate 65 along State Highway 11.

CRP Information:

- 5.3 acres, due to expire September 30, 2025. Annual payment of \$1,411.73
- 3.5 acres, due to expire September 30, 2025. Annual payment of \$932.27

Farm Data:

• Tract 1:	
Cropland	87.02 acres
CRP	5.30 acres
Timber	14.00 acres
Other	<u>1.683 acres</u>
Total	108.003 acres

• Tract 2:	
Cropland	19.51 acres
CRP	3.50 acres
Timber	12.00 acres
Other	<u>1.605 acres</u>
Total	36.615 acres

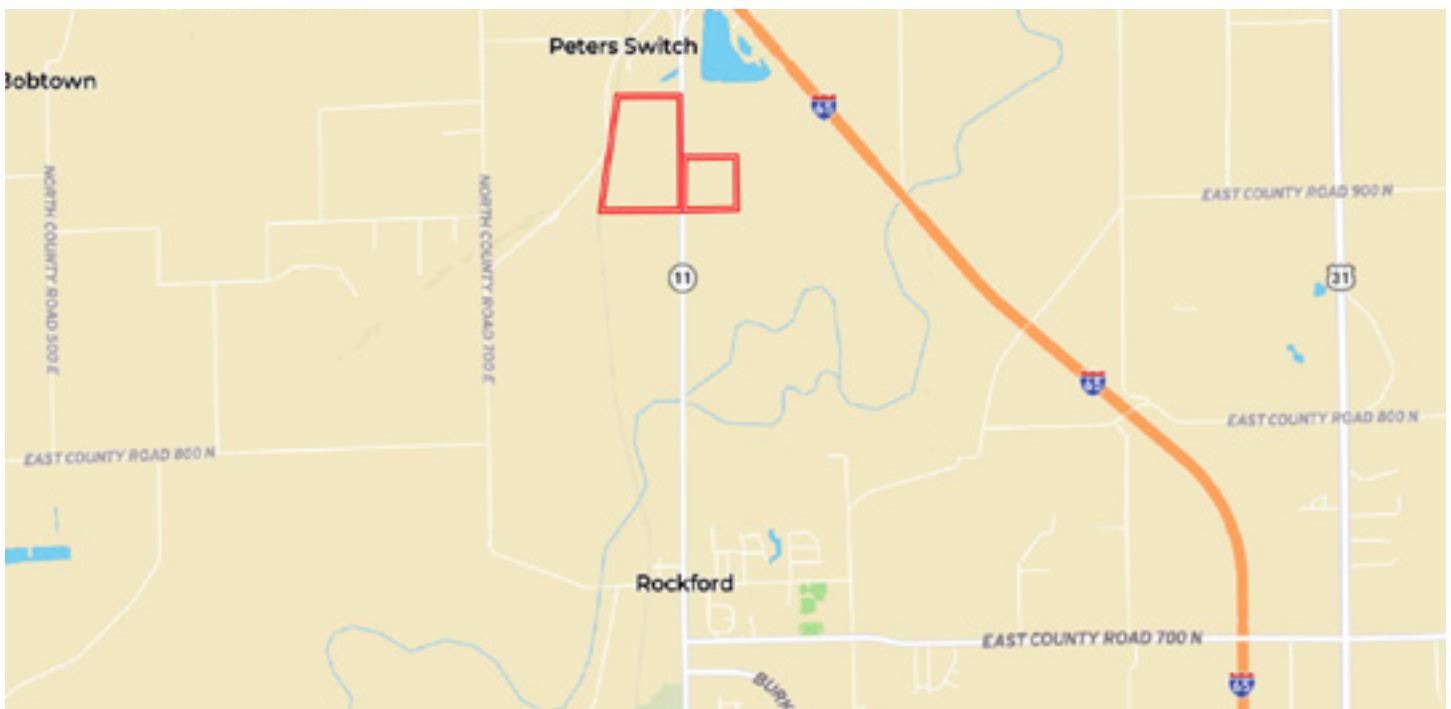
FSA Information (Tracts 1 and 2):

	Base	Yield
Wheat	0.11 acres	79 bushels
Corn	100.65 acres	158 bushels
Soybeans	2.38 acres	44 bushels

Taxes:

- **Tract 1:** \$1,024.24
- **Tract 2:** \$371.06

Property Location



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RtxAH	Rosburg silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	71.9	67.79	0	62	2w
SldAH	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	17.38	16.39	0	81	2w
Uby	Udorthents, loamy	7.21	6.8	0	-	-
SuoAH	Stonelick fine sandy loam, 0 to 2 percent slopes, frequently flooded	4.49	4.23	0	54	3w
GcpAH	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	3.45	3.25	0	86	2w
AsuAH	Armiesburg silty clay loam, sandy substratum, 0 to 2 percent slopes, frequently flooded, brief duration	0.82	0.77	0	92	2w
FhxA	Fox-Ockley sandy loams, sandy substratums, 0 to 2 percent slopes	0.82	0.77	0	68	2s
TOTALS		106.07(*)	100%	-	61.62	2.05

Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GcpAH	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	22.84	64.52	0	86	2w
AsuAH	Armiesburg silty clay loam, sandy substratum, 0 to 2 percent slopes, frequently flooded, brief duration	9.66	27.29	0	92	2w
RtxAH	Rosburg silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	2.86	8.08	0	62	2w
FhxA	Fox-Ockley sandy loams, sandy substratums, 0 to 2 percent slopes	0.04	0.11	0	68	2s
TOTALS		35.4(*)	100%	-	85.68	2.0

Online Auction Terms

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

Taxes: Real estate taxes for 2023, payable in 2024, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about December 29, 2023, or such other date agreed to by the parties. Subject to crop harvest if not completed.

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 D & E Abstract and Title Company (Seymour, Indiana).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with D & E Abstract and Title Company (Seymour, Indiana) 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 both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about December 29, 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 D & E Abstract and Title Company (Seymour, Indiana).

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 the Buyer(s) and Seller 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.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting Monday, November 27, 2023, at 9:00 AM (Eastern) until Wednesday, November 29, 2023, at 5:00 PM (Eastern), subject to the automatic bid extend feature outlined in

these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: Existing CRP contracts will be assumed by the Buyer(s).

Sellers: Anthony R. Barsi and Charlene T. Henke

Online Bidding Procedure: This online auction begins on Monday, November 27, 2023, at 9:00 AM (Eastern). Bidding closes on Wednesday, November 29, 2023, at 5:00 PM (Eastern).

To register and bid on this auction go to: 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.