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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Vigo County, Indiana

Wednesday, January 31, 2024 | 1:30 PM EST

Vigo County Fairgrounds | 3901 US Highway 41, Terre Haute, Indiana

Highlights:

- Productive farmland
- Excellent road frontage
- Nice potential homesite
- 2% Buyer's Premium



For additional information, please contact:

Steve Lankford, AFM, Agent | (812) 876-7612

SLankford@FarmersNational.com

Bidding Starts | Monday, January 22, 2024, at 8:00 AM EST
Bidding Closes | Wednesday, January 31, 2024, at close of live event

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

Property Information

Directions to Property:

East of State Route 41 on Highway 246. The farm is on the southwest corner of Farmersburg Road and Highway 246.

Legal Description:

Located in the county of Vigo and the state of Indiana being the E 1/2 NE 1/4 D-400/133 35-10-9 being 80.0 +/- acres.

Property Description:

Productive farmland with excellent access via State Highway 246. Highly-tillable percentage of land. Homesite and pond development potential.

Farm Data:

Cropland	70.19 acres
Other	<u>9.81 acres</u>
Total	80.00 acres

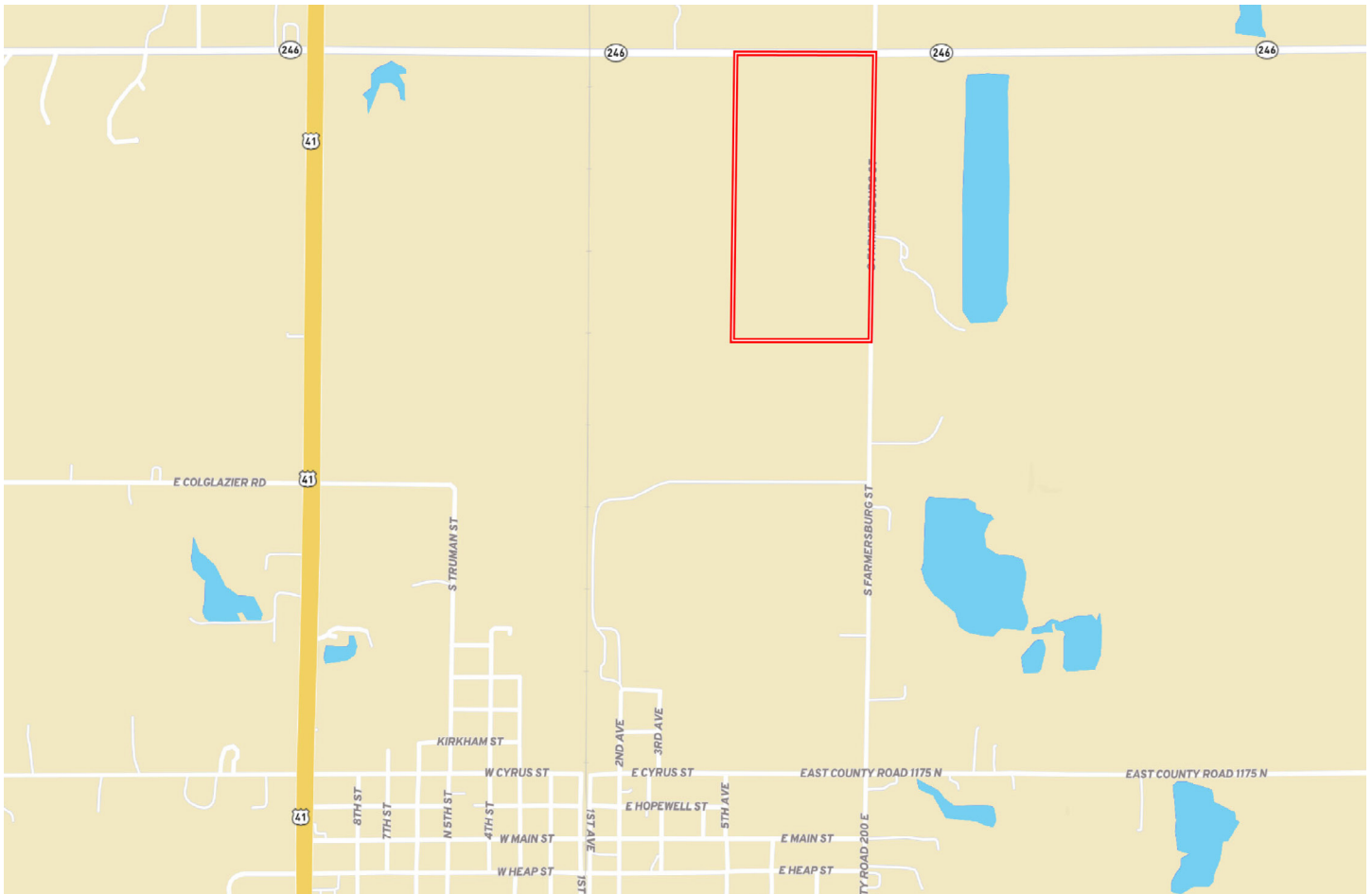
FSA Information:

	Base	Yield
Corn	52.30 acres	132 bushels
Soybeans	17.89 acres	45 bushels

Taxes:

- \$2,687.28

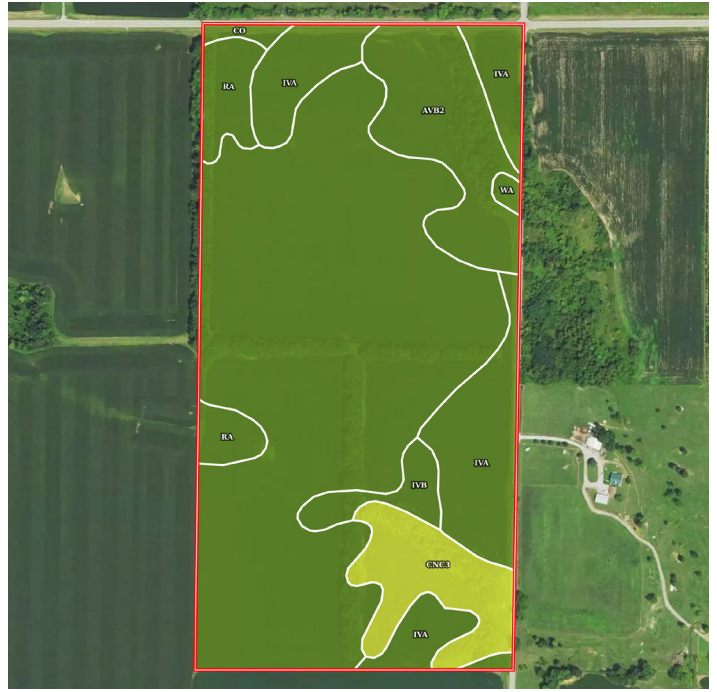
Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Co	Cory silt loam	46.31	58.05	0	91	2w
IvA	Iva silt loam, 0 to 2 percent slopes	13.33	16.71	0	89	2w
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	8.45	10.59	0	49	2e
CnC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	5.89	7.38	0	34	4e
Ra	Ragsdale silt loam, 0 to 2 percent slopes	3.51	4.4	0	91	2w
IvB	Iva silt loam, 2 to 4 percent slopes	1.95	2.44	0	93	2e
Wa	Wakeland silt loam	0.34	0.43	0	88	2w
TOTALS		79.78(*)	100%	-	82.06	2.15



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, 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 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 February 29, 2024, or such other date agreed to by the parties.

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 Integrity Title (Terre Haute, Indiana).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Integrity Title 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 will be on February 29, 2024, 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 Integrity Title.

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.

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. 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.

Additional Comments: Buyer(s) shall pay a 2% Buyer's Premium based on the final total sale price of the farm.

Seller: Robin French

Auctioneer: Jimmie A. Yagle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, January 22, 2024, at 8:00 AM EST. Bidding will be simultaneous with the live auction at 1:30 PM EST on Wednesday, January 31, 2024, with bidding concluding at the end of the live auction.

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