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LAND AUCTION

SIMULCAST LIVE AND ONLINE

116.99± Acres, Clay County, Indiana

Tuesday, August 20, 2024 | 1:30 PM EST

Greene County Community Conference Center | 4503 W. State Rd 54 , Bloomfield, IN

Highlights:

- **Productive cropland**
- **Hunting opportunity**
- **Excellent accessibility**



For additional information, please contact:
Steve Lankford, AFM/Agent | (812) 360-0209
SLankford@FarmersNational.com

Bidding Starts | Tuesday, August 13, 2024, at 8:00 AM EST

Bidding Closes | Tuesday, August 20, 2024, at close of live event

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

Property Information

Directions to Property: From Clay City Indiana travel south on highway 59 approximately 4 miles to county road 1100 S, turn left (East), travel 1.25 miles to the tract which is on the south side of the county Road. The tract is on the southwest corner of intersection of 100E and 1100S.

Legal Description: Pt NE SE 17-9-6 25.69 A, Pt NE 17-9-6 91.30 A

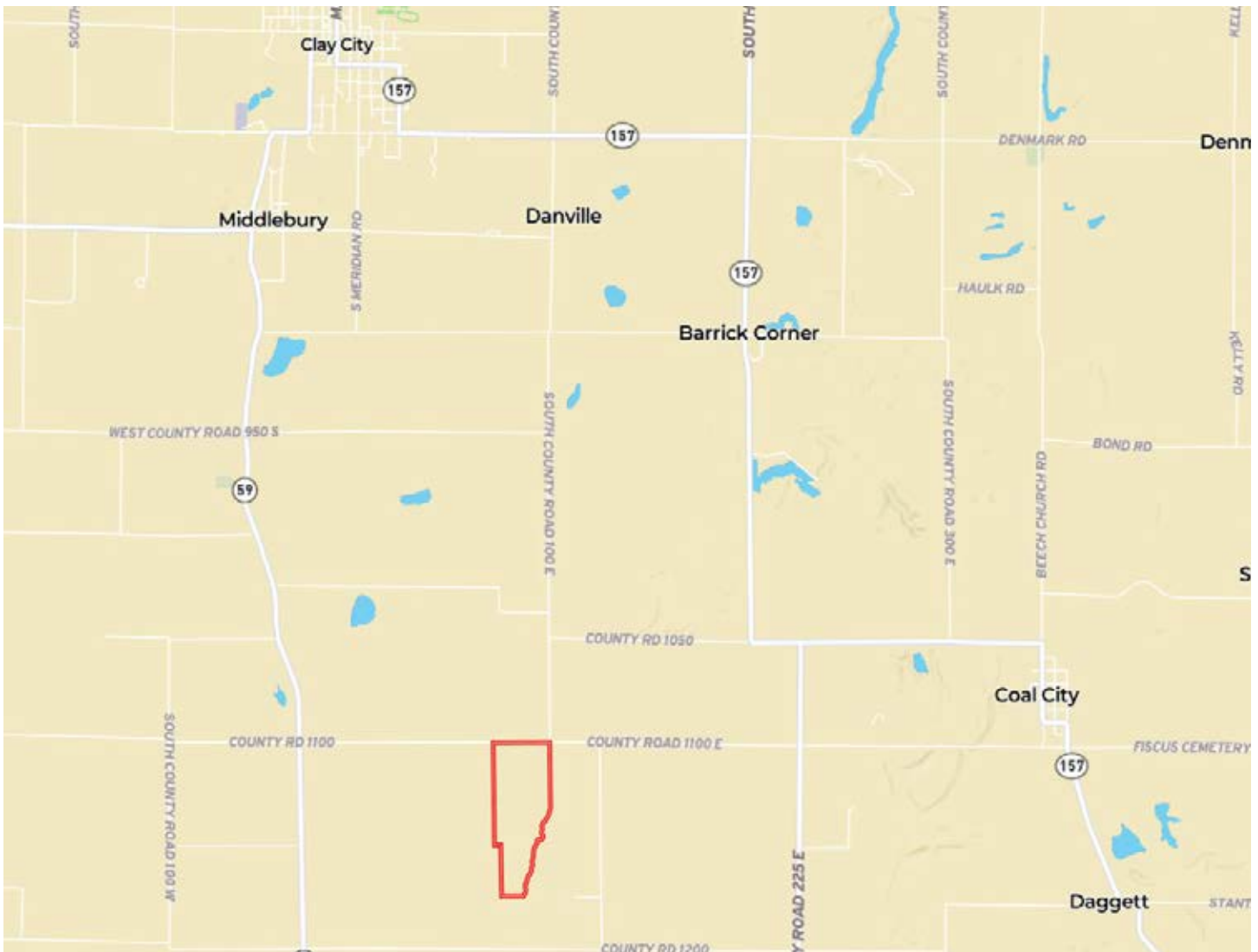
Property Description: A tract with opportunities to establish your own farm or add-on to existing farm operation. A combination of productive tillable soils and growing timber. Wonderful hunting opportunities.

Farm Data:

Cropland	84.75 acres
Timber	31.25 acres
Other	.99 acres
Total	116.99 acres

Taxes: \$2,740.94

Property Location



Aerial Map

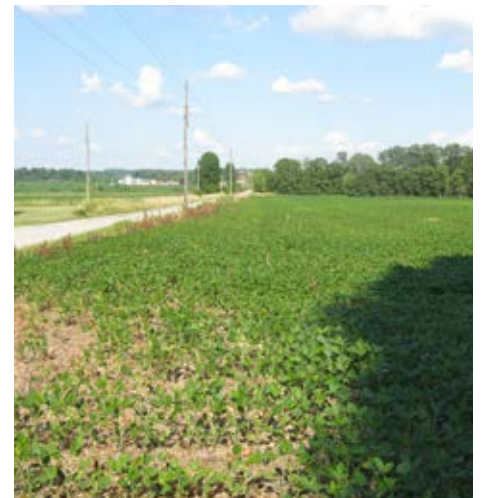


Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sn	Stendal silt loam, frequently flooded	47.4	41.97	0	88	2w
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	23.46	20.77	0	49	2e
VgA	Vigo silt loam, 0 to 2 percent slopes	17.08	15.12	0	74	2w
Sk	Steff silt loam, occasionally flooded	15.79	13.98	0	78	2w
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	5.69	5.04	0	34	4e
PkC2	Pike silt loam, 6 to 12 percent slopes, eroded	2.85	2.52	0	74	3e
Pg	Petrolia silty clay loam, frequently flooded	0.67	0.59	0	74	3w
TOTALS		112.9 4(*)	100%	-	73.23	2.13



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 2024, payable in 2025, 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 September 20, 2024, or such other date agreed to by the parties. Subject to current lease.

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 Services - Brazil, 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 Services - Brazil, Indiana the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price.

Closing: The sale closing will be on September 20, 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 Services - Brazil, Indiana.

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: Sale is subject to a 2% Buyer's Premium and will be added to the winning bid price.

Seller: Stoner Family Trust

Auctioneer: Jimmie A. Yagle - License #AU1037688

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, August 13, 2024, at 8:00 AM EST. Bidding will be simultaneous with the live auction at 1:30 PM EST on Tuesday, August 20, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnctbid.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.