FARMERS NATIONAL COMPANY

L-2700011



SCAN THE QR CODE FOR MORE INFO!

PROPERTY SHOWINGS!
October 25, 2026 from 1PM to 4PM
November 1, 2026 from 1PM to 4PM

ONLINE AUCTION

1451 Red Cedar Ln, Spencer, Indiana

Bidding starts | Wednesday, November 4, 2026, at 8:00 AM EST
Bidding closes | Tuesday, November 10, 2026, at 4:00 PM EST

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

Highlights:

- High Quality Residential Duplex Rental
- Investment Income
- Convenient country location
- 6% Buyer's Premium



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

Property Information

Property Description: Updated rural duplex with excellent cash flow & long-term tenants.
Rare find in a desirable location! Enjoy the best of both worlds with this turnkey multi-family duplex set in a tranquil countryside neighborhood just short drives to town amenities.

Property Highlights:
- **Dual Units:** 2 Bedrooms / 1 Bathroom per side with functional, bright floor plans.
- **Recent Upgrades:** Modernized interiors featuring updated flooring, fixtures, and cosmetic refreshes throughout.
- **Established Income:** Fully occupied by reliable, long-term tenants who treat the property like their own.
- **Prime Location:** Peaceful rural backdrop with quick, easy access to local dining, schools, and major routes.
- **Turnkey Investment:** Strong rental history with stable monthly returns and low ongoing maintenance requirements.

Directions to Property: From Spencer, travel south on Main Street crossing the river bridge (becoming Pottersville Road), travel 4.25 miles and turn east onto Red Cedar Lane, first driveway on the left.

Legal Description: PT NW NW S7 T9 R3 0.45A aka East Ridge Acres SD Lot 6

Taxes: $2,446.00

Additional Comments: 6 % Buyer's Premium.









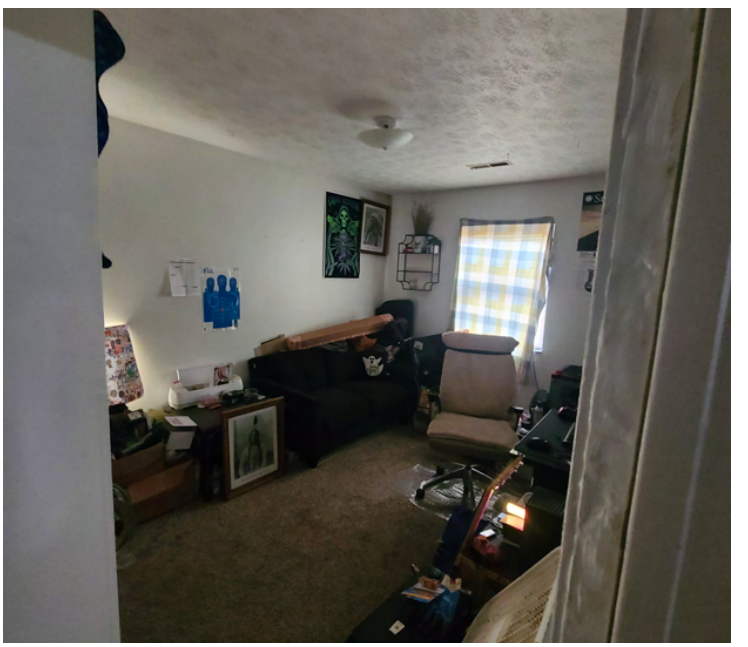












Online Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 December 10, 2026, 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 Languell Title, Spencer, IN.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Languell Title, Spencer, IN 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 title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 10, 2026, 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 Languell Title, Spencer, IN.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Wednesday, November 4, 2026, at 8:00 AM EST until Tuesday, November 10, 2026, at 4:00 PM EST**, 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 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 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.

Seller: Donnie R. Bishop

Online Bidding Procedure: This online auction begins on **Wednesday, November 4, 2026, at 8:00 AM EST until Tuesday, November 10, 2026, at 4:00 PM EST**.

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.

Additional Comments: 6% Buyer's Premium.

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LEADERS IN LAND