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27 E Liberty Lane • Danville, IL 61832

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Thursday, April 25th • 2:00 pm (EST)

Auction will be held at the
American Legion in Lakeville, IN



FARMLAND AUCTION

± 21 acres
Offered in
1 Tract

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Permit No. 234

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- +/- 21 Acres, Nearly All Tillable.
- Productive Farmland with a 70.5 NCCPI Rating.
- Open Farm Tenancy for 2019 Crop Year.
- Large Acreage Build Site.
- Excellent Frontage on IN-Rt 4.

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Located in Part of Section 31, Liberty TWP.
Saint Joseph County, Indiana

FARMLAND AUCTION

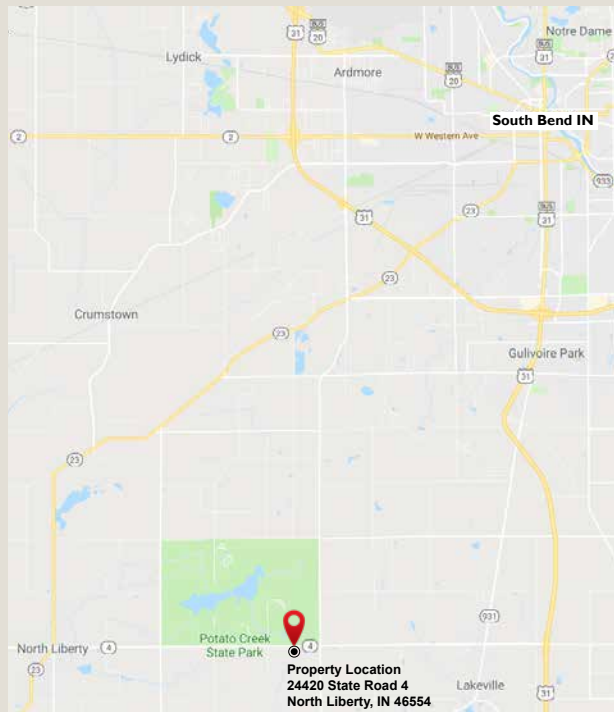
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Property is located just south of Potato Creek State Park.
Property Address: 24420 State Rd 4, North Liberty, IN 46554
 Part of section 31, T36N – R2E Liberty TWP. Saint Joseph County IN.

Thursday, April 25th, 2 pm (EST)
Auction Location: American Legion
 214 N Lake Rd, Lakeville, IN 46536

Contact Auctioneer Travis Selby
IN Lic.# AU10700091
217.304.1686
travis@ag-exchange.com
www.ag-exchange.com



2 tax parcels selling as one tract.

71-13-31-200-001.000-034 (10.51 Acres) 2018 payable 2019 real estate tax \$462.02
 71-13-31-200-002.000-034 (10.61 Acres) 2018 payable 2019 real estate tax \$511.96

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
BuuA	Brookston loam, 0 to 1 percent slopes	8.44	40.0%	79	79	79	20	77
CvdA	Crosier loam, 0 to 1 percent slopes	6.56	31.1%	56	56	56	38	50
BbmA	Baugo silt loam, 0 to 1 percent slopes	3.29	15.6%	70	70	70	43	58
ReyA	Rensselaer loam, 0 to 1 percent slopes	2.37	11.2%	80	80	80	20	79
WrxAN	Wunabuna silt loam, drained, 0 to 1 percent slopes	0.46	2.2%	91	91	91	34	91
Weighted Average					*n 70.8	*n 70.8	*n 29.5	*n 66.2

Auction Terms and Conditions

Procedure: Property will be offered in 1 individual tract. Each bid shall constitute an offer to purchase.

The auctioneer will settle any disputes as to the bids and the auctioneer's decision will be final.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding. Copies of such contracts are available for review at the office of the auctioneer.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the Buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Closing shall take place 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before May 28th, 2019.

Possession: Possession will be given at closing. Successful bidders will have the right to enter the property following the auction to begin customary planting practices.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a trustee's deed conveying to the buyer(s). Sellers shall pay the premium for the Title Insurance Policy and the sellers' search charges. Commitments for Title Insurance will be available for review at the office of the auctioneer and at the auction site. Bidders shall be deemed to have reviewed and approved the Title Commitments by submitting bids.

Real Estate Taxes and Assessments: Seller shall pay all 2018 real estate taxes and drainage assessments due and payable in 2019. Buyer shall assume any taxes and drainage assessments thereafter.

Survey: Seller shall not provide a survey, and the sale shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description and aerial photographs.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller, if any.

Agency: Ag Exchange Inc. and its representatives are Exclusive Agents of the Seller

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the sales contract.

ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning this property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Seller: Evelyn Bean

