



We Know Farms. We Sell Farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.Ag-Exchange.com

Friday, June 2nd • 11:00 am (EST)

Auction will be held at the Bowling Green Community Building in Bowling Green, IN



LAND AUCTION

±332 acres Offered in 6 Tracts

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Danville, IL
Permit No. 234

Friday, June 2nd • 11:00 am (EST)

LAND AUCTION

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- Productive Farm Ground
- Prime Recreational Land
- Eel River Frontage
- Mature Timber
- Excellent Deer, Turkey and Small Game Hunting

Washington TWP. Clay County, IN
Part of sections 18, 24, 25 & 30

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Auction date:

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Auction location:

Bowling Green Community Building
5230 E Washington St.
Bowling Green, IN 47833

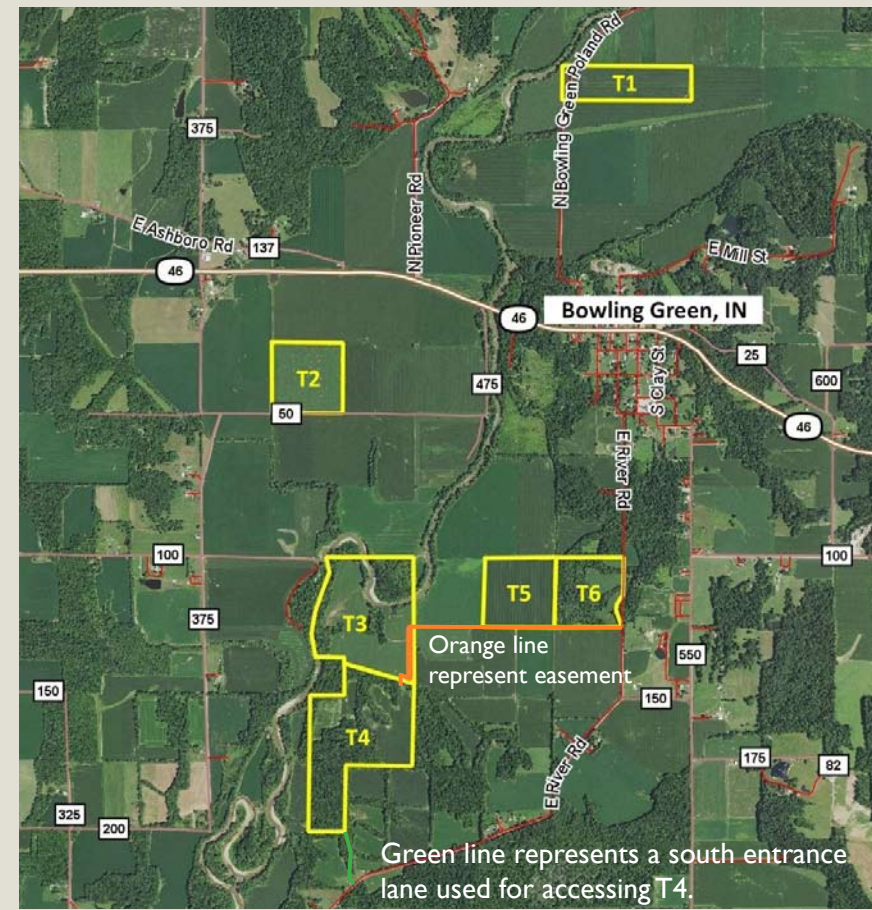
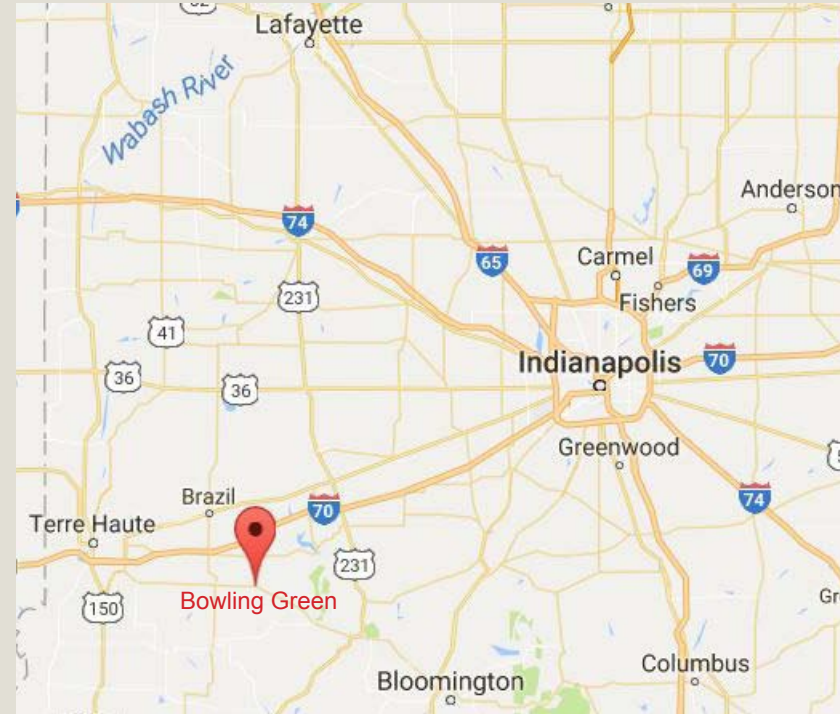
Property Inspection Dates:

Saturday, May 20th, 8am to 12pm (EST)
Meet an Ag Exchange representative at Tract 6 for questions.
PLEASE RESPECT THE FARM TENANTS CROP. FOOT TRAFFIC ONLY.

GPS coordinates for Tract 6 property:

39.368268, -87.012356 (per Google Maps)

Sales maps for illustration purposes only.



Property Information:

- T1: +/- 34.50 acres with +/- 32.87 acres tillable, frontage on N Bowling Green Poland Rd. \$979.40 tax
- T2: +/- 40.00 acres with +/- 40.00 acres tillable, frontage on CR 50. \$1,139.00 tax
- T3: +/- 87.05 acres with +/- 49.52 acres tillable, +/- 37.53 acres wooded, frontage on the Eel River, access is via easement off of East River Rd. T3 is subject to a 30' easement providing access to T4 shown in orange. \$1,900.00 tax
- T4: +/- 91.20 acres with +/- 37.49 acres tillable, +/- 53.71 acres wooded with mature marketable timber, access via easement off of East River Rd. Orange line represents an easement, easement is 20' wide from E River Rd. to T3. Easement is 30' wide across T3 to T4. The centerline of the ditch is the boundary between T3 and T4. Seller will credit \$5,000 at closing to the buyer of T4 for ditch crossing construction. \$1,366.00 tax
- T5: +/- 40.00 acres with +/- 39.19 acres tillable, access via easement off of East River Rd. \$1,193.00 tax
- T6: +/- 39.62 acres with +/- 14.68 acres tillable, frontage on East River Rd. \$569.16 tax



Property Description

- Productive Farm Ground
- Prime Recreational Land
- Eel River Frontage
- Mature Timber
- Excellent deer, turkey and small game hunting.

Buyer receives the owner's share of the 2017 crop share agreement. 1/3 owner, 2/3 farm tenant

Contact Travis Selby for additional property information
Office: 217-477-5700
Cell: 217-304-1686
visit www.Ag-Exchange.com

Auction Terms and Conditions

Procedure: Property will be offered in 6 individual tracts. 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 31 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before July 3rd, 2017.

Possession: Possession will be given at closing subject to the current, 2017 farming lease.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute warranty 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 will assume and pay all 2016 real estate property taxes payable in 2017. Buyer will assume and pay all 2017 real estate property tax payable in 2018.

Survey: A new survey shall be provided where there is no existing legal description. Any need for a new survey shall be determined solely by the seller. The cost of a new survey will be split equally between buyer and seller if a survey is needed. The type of survey performed shall be at the seller's option and sufficient for providing title insurance.

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: Betty W. McIntyre and J. Wayne McIntyre Trustees



Travis Selby, Auctioneer, 217-304-1686
IN Lic. # AU10700091
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