



We Know Farms. We Sell Farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.Ag-Exchange.com

Thursday, April 26th • 6:00 pm (EST)

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



LAND AUCTION

± **163 acres** Offered in 6 Tracts

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Danville, IL
Permit No. 234

Thursday, April 26th • 6:00 pm (EST)

LAND AUCTION

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- Wooded Acreage on 6 Mile Creek
- Prime Recreational Land
- Excellent Hunting
- Pasture and Grazing Land
- Residential Building Sites

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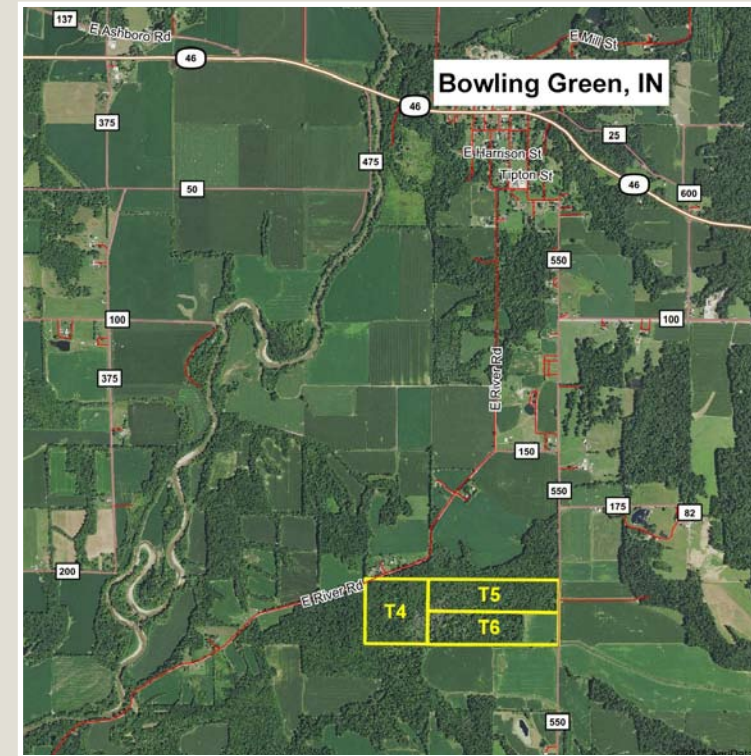
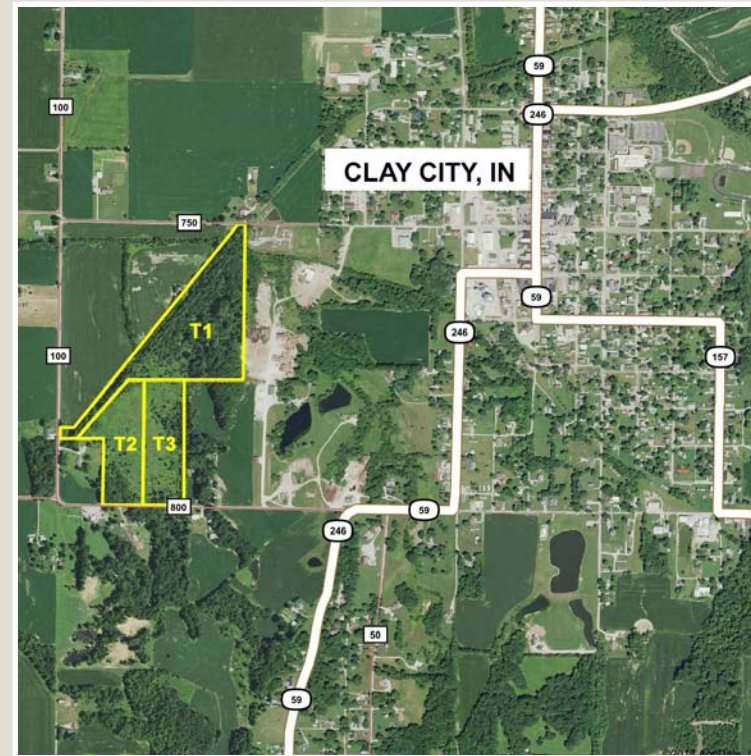
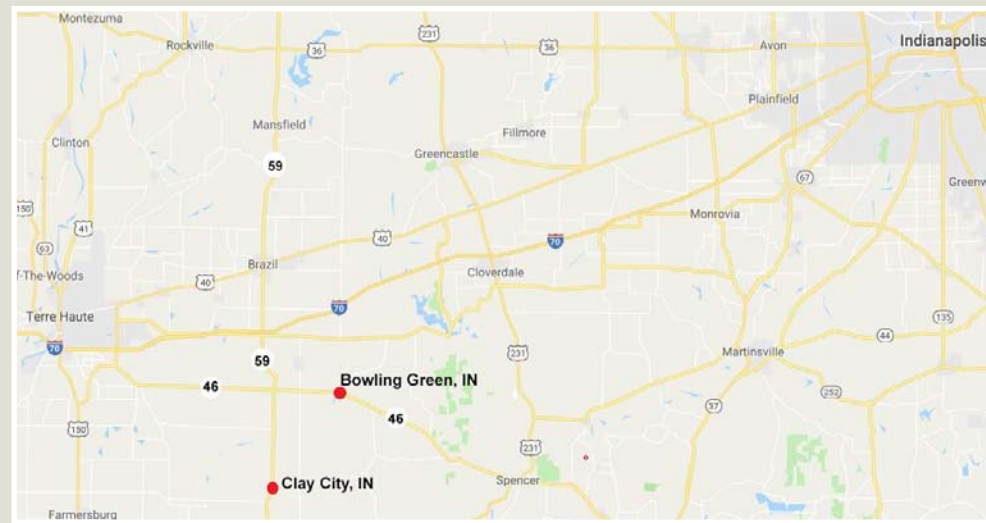
Bowling Green Community Building
5230 East Washington Street
Bowling Green, IN 47833

Informational Day:

April 14th – An Ag Exchange agent will be present on site to answer questions regarding the Auction.

T4: 9 am to 11 am

T5: 12 pm to 2 pm



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

Property Information:

T1: +/- 23 acres, frontage on W CR 750 S and S CR 100W. Real Estate taxes to be determined.

T2: +/- 10 acres, frontage on W CR 800 S. Real Estate taxes to be determined.

T3: +/- 10 acres, frontage on W CR 800 S. Real Estate taxes to be determined.

T4: +/- 40 acres, 100% wooded frontage on S CR 550E. Classified Forest, \$1.37 real estate tax.

T5: +/- 40 acres, 100% wooded Subject to a 30' easement granted to T6 over and across the existing farm lane and ditch crossing. Classified Forest, \$85.00 real estate tax.

T6: +/- 40 acres, +/- 8.8 acres tillable, +/- 31.2 acres wooded. Frontage on S CR 550E. Access via easement through T5, over and across the existing farm lane and ditch crossing. Said easement shall be 30' of even width. Classified Forest, \$295 real estate tax. Buyer receives the owners share of the 2018 crop proceeds.

Property Description:

- Wooded Acreage on 6 Mile Creek
- Prime Recreational Land
- Excellent Hunting
- Pasture and Grazing Land
- Residential Building Sites



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: The seller reserves the right to accept or reject any and all bids.

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 May 28, 2018.

Possession: Possession will be given at closing.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a 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 2017 real estate property taxes payable in 2018. Buyer will assume and pay all 2018 real estate property tax payable in 2019.

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. 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: CLAY CITY USA FOUNDATION INC



Travis Selby, Auctioneer, 217-304-1686
IN Lic. # AU10700091
Ag Exchange Farm Real Estate
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