

Ag Exchange

We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.AgExchange.com

Saturday, May 1st • 1:00 pm (EST)

Auction will be held on site
at the property in Shelbyville, IN



Excellent Mix of Woods
and Tillable Land

PUBLIC LAND AUCTION

± **23.06**

acres Offered in
1 Tract

PRSR STD
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PAID
Danville, IL
Permit No. 234

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± **23.06** acres
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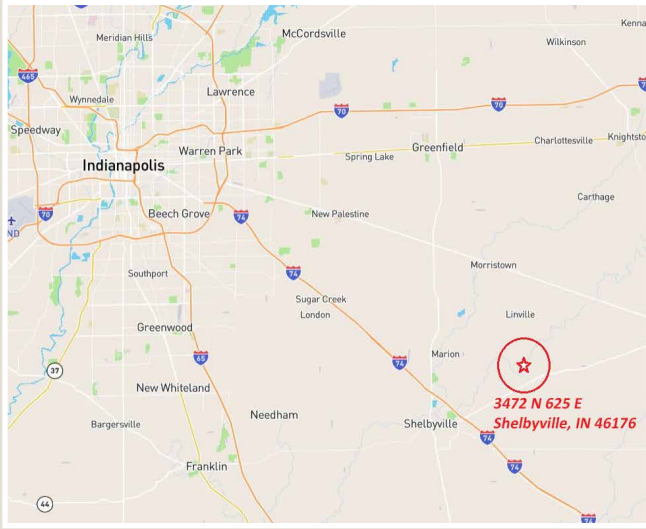
Wooded and tillable land with
Little Blue River frontage.



Located in Shelby County, IN

PUBLIC LAND AUCTION

+/- 23.06 Acres offered in 1 Tract



Property Information:

- Excellent mix of woods and tillable land.
- Little Blue River frontage.
- Large acreage home sites.
- Potential pasture for livestock.
- Whitetail deer, turkey, and small game hunting.
- Electricity on site.
- Black top road frontage on N 625 E.
- Shelby Eastern School district.
- +/- 2.95 acres currently used for hay crop.
- +/- 20.11 wooded acres, older metal pole barn on site.

Saturday, May 1st, 1:00 pm (EST)

Auction Location: Site Address

3472 N 625 E, Shelbyville, IN 46176

Property is open for Inspection.

Foot traffic only. Boundry lines are marked with orange tape.

Property is located 40 minutes south of downtown Indianapolis. 8 miles northeast of Shelbyville, IN.

Shelby County, IN Assessor Parcel #'s:

73-08-17-300-018.000-019 (2.95 A) tax \$65.78

73-08-17-300-016.000-019 (20.11 A) tax \$353.38

2020 payable 2021 tax total: \$419.16

Contact Auctioneer Travis Selby, IN Lic # AU10700091

217.304.1686 • Travis@Agexchange.com

www.agexchange.com

Auction Terms and Conditions

Procedure: The property will be offered as 1 Tract, +/- 23.06 Acres.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

Sale is subject to seller's confirmation. Seller reserves the right to accept or reject bids. Property is selling in as is condition.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding.

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 31st, 2021.

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 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 2020 real estate property taxes payable in 2021. Buyer will assume and pay all 2021 real estate taxes.

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

Agency:

Ag Exchange Inc. and their 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: Joanna Juriss, & John Ambers

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