

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, July 14th • 6:30 pm (CST)

Auction will be held at the Farmhouse
Restaurant and Conference Center
in Fair Oaks, IN



Online Bidding Available!

LAND AUCTION

± **19.56**
acres Offered in
1 Tract

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Danville, IL
Permit No. 234

Thursday, July 14th • 6:30 pm (CST)

LAND AUCTION

± **19.56** **acres**
Offered in 1 Tract

- +/-19.56 Acres, private and secluded.
- Excellent large acreage build site.
- Established private driveway with electricity.
- Outstanding wildlife habitat consisting of mature timber, brush and open grass land areas.
- Property is surrounded by large tracts of timber and agriculture.
- Excellent whitetail deer, turkey, and small game hunting.

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Located in Part of Section 7
White Post TWP in Pulaski County, IN

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White Post TWP in Pulaski County, IN

Thursday, July 14th • 6:30 pm (CST)

± 19.56 acres
Offered in 1 Tract

Auction date:

Thursday, July 14th, 6:30 pm (CST)

Auction location:

The Farmhouse Restaurant and Conference Center
754 North 600 East, Fair Oaks, IN 47943

Property Inspection:

The property is open for inspection. No ATV's allowed.
Foot traffic only. An Ag Exchange agent will be on site,
9AM – 1PM, June 25th and July 9th.

Online Bidding Available: The online pre-bidding begins on
Monday, July 11th, 2022, at 8:00 AM (CST) closing Thursday,
July 14th, 2022, at the close of the live event.

To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

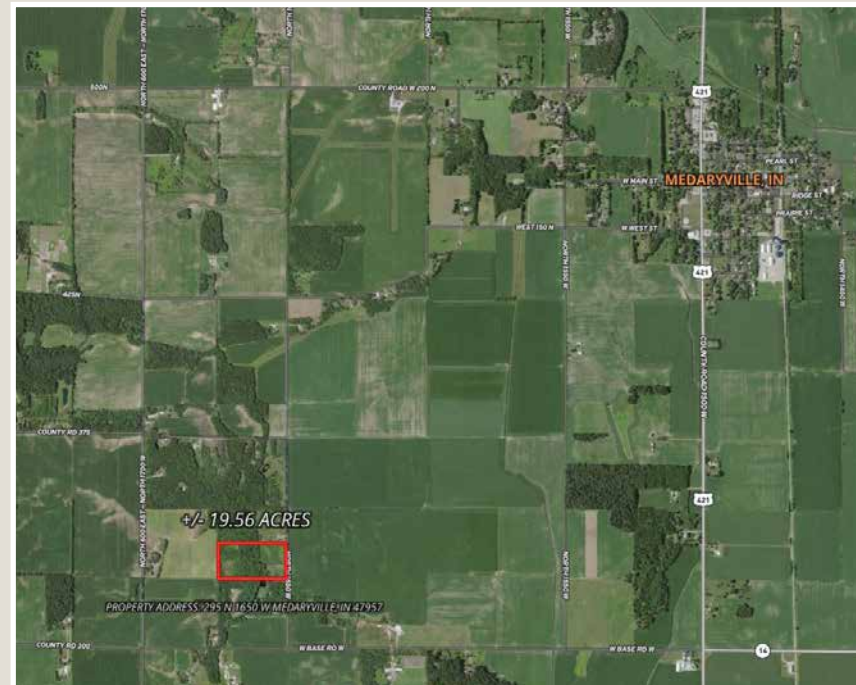


Property Description:

- +/-19.56 Acres, private and secluded.
- Excellent large acreage build site.
- Established private driveway with electricity.
- Small shack, not habitable, located on the property. Easy clean up.
- Outstanding wildlife habitat consisting of mature timber, brush and open grass land areas.
- Property is surrounded by large tracts of timber and agriculture.
- Area is well known for having a high deer and turkey population.
- Excellent whitetail deer, turkey and small game hunting.

Legal Description:

Part of section 7, R28N – T3E, White Post TWP.
Pulaski County, IN
Assessor PIN# 66-05-07-300-009.00-018
2021 payable 2022 real estate tax = \$270.40



Property Location Address:

295 N 1650W, Medaryville, IN 47957
Indiana Parcel Number:
66-05-07-300-009.000-018

Part of section 7, T30W – R4W,
White Post TWP. Pulaski County, IN

**Contact Travis Selby for
additional property information**
travis@agexchange.com
Cell: 217-304-1686
visit www.Ag-Exchange.com

Auction Terms and Conditions

Procedure: The property shall be offered as one +/- 19.56 acre tract. Selling in as is condition.

BIIDDING IS NOT CONDITIONAL UPON FINANCING.
This sale is subject to Owner's confirmation.

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 August 16th, 2022.

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:
Buyer will pay 100% of the 2022 real estate tax due and payable in 2023.

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: John Bradley

Online Bidding Procedure: The online pre-bidding begins Monday, July 11th, 2022, at 8:00 AM (CST) closing Thursday, July 14th, 2022, at the close of the live event. Visit www.agexchange.com for online bidding registration.

All bids on the tracts will be visible online, the identity of the bidders is confidential.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Ag Exchange reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Ag Exchange shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Ag Exchange.



Travis Selby
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