

Ag Exchange
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Wednesday, May 7th • 10:00 am (EST)

Auction will be held at the
Beef House Restaurant
in Covington, IN



FARMLAND AUCTION

± **148 acres**
Offered in
1 Tract

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Danville, IL
Permit No. 234

Wednesday, May 7th • 10:00 am (EST)

FARMLAND AUCTION

± **148 acres**
Offered in
1 Tract

- Highly Productive Soils
- Excellent Yield History
- 6 Miles South of the AC Grain Elevator in Dana, IN
- Buyer Receives 100% of the 2025 Cash Rent and 50% of the CRP Payment

Auction will be held at the
Beef House Restaurant
in Covington, IN

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Located in Part of Section 22 and 23
Helt TWP., Vermillion County, IN

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Wednesday, May 7th • 10:00 am (EST)

± 148 acres

Offered in 1 Tract

Auction Date:
Wednesday, May 7th, 10:00 am (EST)

Auction Location:
Beef House Restaurant
16501 North State Road 63, Covington, IN 47932

Farm is located 6 miles south of Dana, IN.
Farm is located on the north side of State Road 71.
Sections 22 and 23, T15N – R10W,
Helt TWP., Vermillion County, IN.

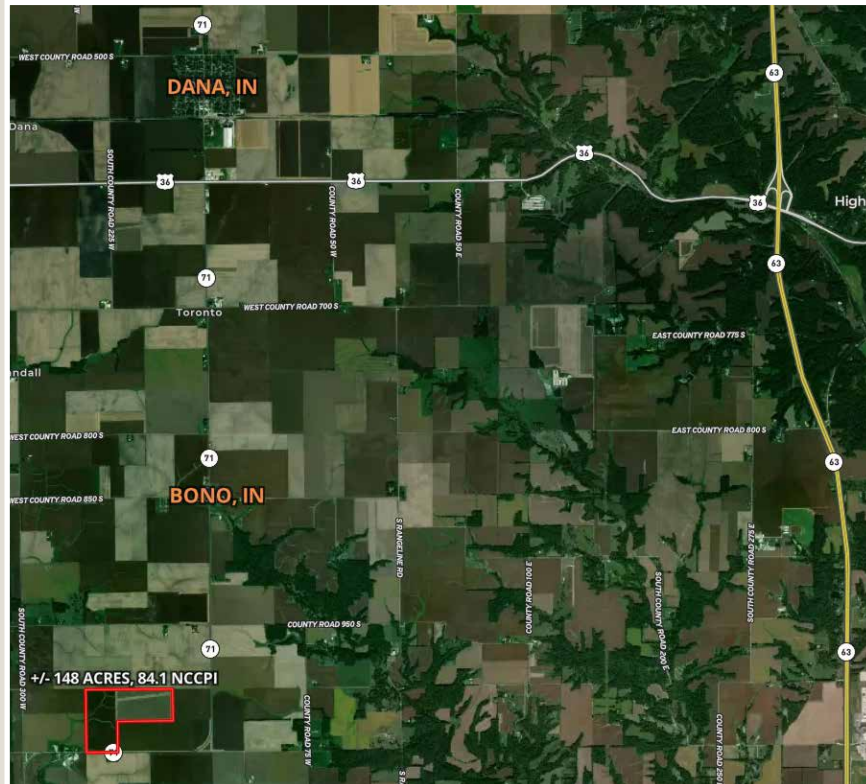


+/- 148 Acres; Part of sections 22 and 23, T15N – R10W, Helt TWP., Vermillion County, IN.
Assessor PIN: 83-11-22-100-001.000-007
Assessor PIN: 83-11-23-200-001.000-007
2024 payable 2025 Real Estate Tax = \$8,078.00.

+/- 149.55 cropland acres, Per FSA
+/- 145.45 tillable acres, 84.1 NCCPI soil rating.
+/- 4.10 waterway acres enrolled in CRP paying \$772 annually, expiring fall of 2030.
Sale is subject to the 2025 cash rent agreement.

Cash rent agreement is a base rent with a flex bonus payment. Buyer will receive 1/2 of the base payment at closing, and the second 1/2 of the base payment will be paid to buyer October 1st.
The bonus flex payment is paid to buyer December 15th or at the completion of harvest.

Contact Auctioneer Travis Selby for lease details.



- **Highly Productive Soils**
- **Excellent Yield History**
- **6 Miles South of the AC Grain Elevator in Dana, IN**
- **Buyer Receives 100% of the 2025 Cash Rent and 50% of the CRP Payment**

Yield History
2024: Corn 231 bushel; Soybeans 66 bushel
2023: Corn 241 bushel; Soybeans 77 bushel
2022: Corn 228 bushel; Soybeans 68.5 bushel
2021: Corn 221 bushel; Soybeans 86 bushel
2020: Corn 204 bushel; Soybeans 68 bushel

5 Year Average
225 Bushel Corn; 73.1 Bushel Soybeans

Area Symbol: IN165, Soil Area Version: 25		SOIL GRAPH								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
Ra	Ragsdale silt loam	74.15	49.7%		IIw	84	72	60	84	
FcA	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	53.90	36.0%		IIw	82	82	72	71	
FgA	Flanagan silt loam, 0 to 2 percent slopes	21.30	14.2%		Iw	90	90	73	76	
XeB	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	0.19	0.1%		Ile	86	86	71	70	
Weighted Average						1.86	*n 84.1	*n 78.2	*n 66.2	*n 78.2

Auction Terms and Conditions

Procedure: Property will be offered as one individual tract; +/- 148 Acres. The auction will be conducted publicly, in person, at The Beef House Restaurant 10 AM EST, May 7th.

BIDDING IS NOT CONDITIONAL UPON FINANCING. This sale is subject to Owner's confirmation. Owner reserves the right to accept or reject any and all bids.

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 34 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before June 10th, 2024.

Possession: Buyer receives possession of the farm after closing subject to the 2025 cash rent agreement. Refer to the cash rent lease for details.

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.

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

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 shall pay 100% of the 2024 payable 2025 real estate tax. It shall be the buyer's responsibility to pay the 2025 payable 2026 real estate tax, when due.

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.

Sellers: Cheryl N. Samuelson, Jennifer Sue Collins, Suzan Newton Talmadge, Julia Cline Newcomb, Joan M Rodieck, and Joetta Lee Cline.

Travis Selby
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