

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.AgExchange.com

Thursday, December 12th • 7:00 pm (EST)

Auction will be held at the
Covington VFW in Covington, IN



LAND AUCTION

± 20.2
acres Offered in
1 Tract

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Permit No. 234

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- Secluded Cabin and Outbuilding
- Excellent Weekend Retreat or Full-time Residence

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Located in Part of Section 29,
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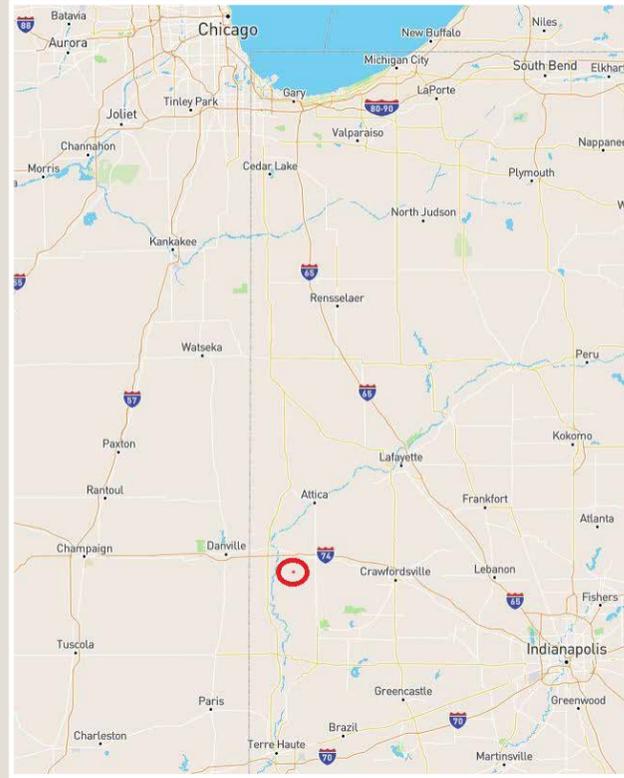
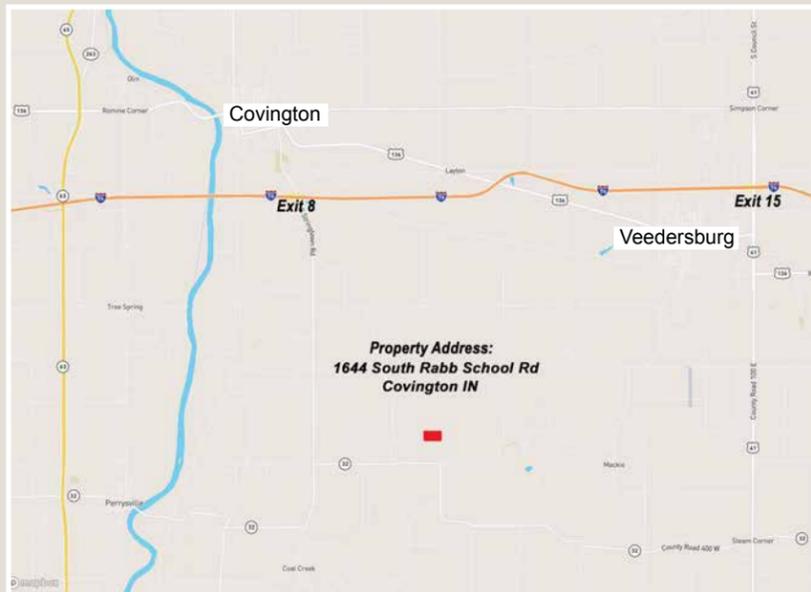
Auction location:
Covington VFW, 1212 Liberty St, Covington, IN 47932

Open House, Property Inspection dates.
Meet an AG Exchange agent on site.
12PM - 3PM EST
November 10th, November 17th, December 1st

Property Address:
1644 South Rabb School Rd Covington, IN 47932
2018 payable 2019 REAL ESTATE TAXES \$369.04

Parcel ID#: 23-12-29-203-001.000-019
N½ of the NE¼ of the NE¼ of section 29,
T19N – R8W Wabash TWP. Fountain County IN.
COVINGTON, IN SCHOOL DISTRICT

Property is located 9 miles southeast of Covington, IN., 9 miles south west of Veedersburg, IN. 30 minutes east of Danville, IL. 1 hr east of Champaign, IL. 40 minutes west of Crawfordsville, IN. 1hr and 20 minutes west of Indianapolis, IN.



Property Information:

This property is located on a dead-end county road. The property is 100% wooded, surrounded by large tracts of timber and agriculture. This area is well known for high deer and turkey density numbers with excellent genetics. Outstanding whitetail deer, turkey and small game hunting opportunities. Excellent wildlife habitat.

- +/- 20.2 Wooded Acres, +/- 19.1 acres Classified Forest.
- 30' x 24' Cabin, 1 bedroom, 1 bathroom, kitchen and livingroom.
- Baseboard electric heat, 2 wood burning stoves.
- New, ceramic tile and new carpet.
- New, electric kitchen stove.
- Well and septic
- Additional septic system and water lines for RV hookup.
- 200 AMP electric service in the cabin and shop.
- 30' x 54' Pole barn, heated insulated shop, concrete floor.
- 16' x 9' overhead door, 10' x 12' sliding door and man door entrance.



Auction Terms and Conditions

Procedure: Property will be offered in 1 individual tract. Seller reserves the right to reject any and all bids.
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 40 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before January 23rd, 2020.

Possession: Possession will be given at closing.

Title: Seller 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 2019 real estate property taxes payable in 2020.

Survey: Any need for a new survey shall be the Buyer's responsibility.

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.

Sellers: James Pribble Estate



Travis Selby, Auctioneer, 217-304-1686
IN Lic. # AU10700091
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Travis@AgExchange.com • www.AgExchange.com