

**Ag Exchange**  
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.AgExchange.com

Thursday, February 18<sup>th</sup> • 11:00 am (EST)

Auction will be held at the  
Inn at Depauw Event Center,  
Greencastle, IN



# LAND AUCTION

± **317.76** acres Offered in 4 Tracts

PRSR STD  
U.S. Postage  
PAID  
Danville, IL  
Permit No. 234

Thursday, February 18<sup>th</sup> • 11:00 am (EST)

# LAND AUCTION

± **317.76** acres Offered in 4 Tracts

- Excellent Mix of Tillable and Wooded Acres
- Productive Farm Ground
- Open Farm Tenancy
- Prime Recreational Land, Annual Farm Income
- Excellent Deer, Turkey and Small Game Hunting
- Mature Timber
- Large Acreage Build Sites
- Black Top Road Frontage
- Rural Water Hook Up Available

Auction will be held at the  
Inn at Depauw Event Center,  
Greencastle, IN

**Ag Exchange**  
We know farms. We sell farms.

Thursday, February 18<sup>th</sup> • 11:00 am (EST)

# LAND AUCTION

± **317.76** acres Offered in 4 Tracts

Auction will be held at the  
Inn at Depauw Event Center,  
Greencastle, IN

Located in Part of Sections 5 and 4,  
Washington TWP. Clay County, IN

Located in Part of Sections 5 and 4,  
Washington TWP. Clay County, IN

Thursday, February 18<sup>th</sup> • 11:00 am (EST)

# ± 317.76 acres Offered in 4 Tracts

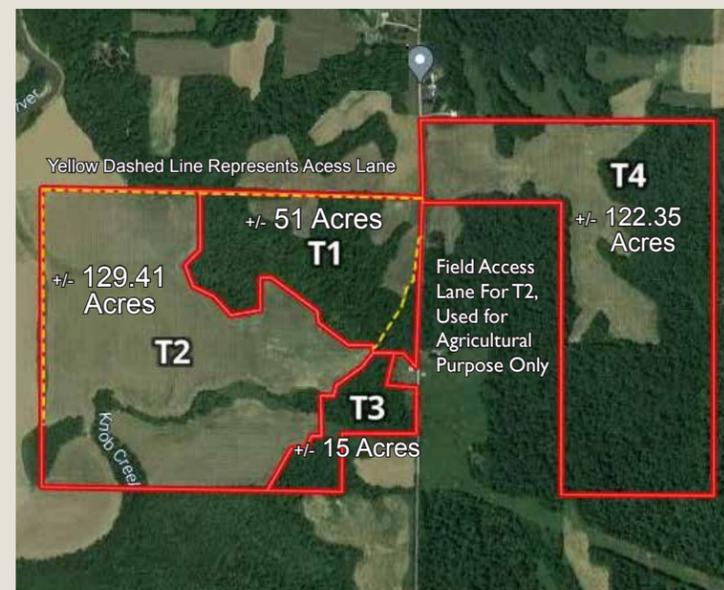
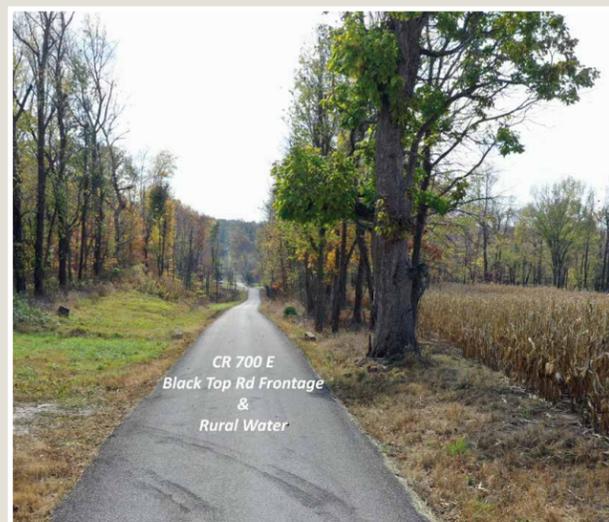
**Auction Date:**  
Thursday, February 18<sup>th</sup>, 11:00 am (EST)

**Auction Location:**  
Inn at Depauw Event Center  
2 W Seminary St, Greencastle, IN 46135

**Property Inspection Dates:**  
9am to 1pm Jan 30<sup>th</sup>, Feb 6<sup>th</sup>, and Feb 13<sup>th</sup>  
Meet agent at tract 1 for questions.

**Property Location Address:**  
2191 North County Road 700 East, Poland, IN 47868  
+/- 317.76 Acres offered in 4 Tracts,  
Clay County, IN, Part of section 5 and section 4,  
T1 IN – R5W Washington TWP.

- Excellent Mix of Tillable and Wooded Acres
- Productive Farm Ground
- Open Farm Tenancy
- Prime Recreational Land, Annual Farm Income
- Excellent Deer, Turkey and Small Game Hunting
- Mature Timber
- Large Acreage Build Sites
- Black Top Road Frontage
- Rural Water Hook Up Available



## Property Information:

T1 and T2 are subject to a private access road running along the north border of T1 and T2 and the west border of T2. Said access road is used for ingress and egress by neighboring landowners.

**T1:** +/- 51 acres consisting of +/- 40.25 wooded acres. 3 tillable fields totaling +/- 10.75 tillable acres, 66.3 NCCPI soil rating. +/- 27 wooded acres are enrolled in Classified Forest. The main access to the property is off of 700E and via private access lane running along the north border of T1.

T1 is subject to an Ingress / Egress easement used by T2 for agricultural purposes only. Said easement is 40' of even width shown as a yellow dashed line on the tract aerial.

**T2:** +/- 129.41 acres consisting of 3 tillable fields totaling +/- 117 tillable acres, 88.4 NCCPI soil rating, +/- 12.41 wooded acres. The main access to the property is via private access lane running along the north border of T1 and T2. An easement for agricultural purposes will be granted to T2 through T1. Said easement is 40' of even width shown as a yellow dashed line on the tract aerial.

**T3:** +/- 15 wooded acres, road frontage on CR 700 E.

**T4:** +/- 122.35 acres consisting of +/- 79.39 wooded acres and +/- 42.96 tillable acres, 66.1 NCCPI soil rating. +/- 68.5 wooded acres are enrolled in Classified Forest. Road frontage on CR 700 E.

Visit [www.AgExchange.com](http://www.AgExchange.com)  
For detailed information contact Land Broker and Auctioneer Travis Selby, 217-304-1686



## Auction Terms and Conditions

**Procedure:** Property will be offered in 4 individual tracts and any combination of tracts. Multi Parcel Bidding will be the method of sale used for the auction. 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 33 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before March 23, 2021.

**Possession:** Possession will be given at closing. Open Farm Tenancy for 2021 crop year.

**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 2020 real estate property taxes payable in 2021. Buyer will assume and pay all 2021 real estate property tax payable in 2022.

**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:** MEYER HERITAGE ACRES INC.

Travis Selby, Land Broker/Auctioneer  
IN Lic# AU10700091  
Mobile Phone: 217-304-1686  
27 E Liberty Lane • Danville, IL 61832 • 217-477-5700  
Travis@AgExchange.com • www.AgExchange.com