

JASPER COUNTY, IN

Sealed Bid Auction Quality Farmland

137.5 +/- Acres

Sealed Bid Auction w/ Qualifying Bidders at Roundtable
Sealed Bids Due by 5:00 PM, October 18, 2021
Qualifying Bidders will be able to raise bids orally on Oct. 27

- Productive Jasper County Soils
- Lease Open for 2022
- 121.71 FSA Cropland Acres, Surety WAPI 129.3
- Excellent Investment Opportunity
- Road frontage on 1800 N & 400 W
- 9.5 Miles NW of Wheatfield, IN
- 8 Miles SE of Hebron, IN

Wednesday, October 27, 2021
1:30 PM in Wheatfield, Indiana

Tract 1: 137.5 Acres Total, 121.71 FSA Cropland Acres, Productive soils farm, with road frontage along CR 1800 North and 400 W

Sealed Bids due by 5:00 PM, October 18, 2021:

Qualifying Bidders will be able to raise bids orally
on Wednesday, October 27, 2021 at 1:30 PM

Directions to Property: From Wheatfield, Take W 1300 N and N 350 W to N 400 W. Continue on N 400 W to W 1800 N. Turn West on 1800 N, Farm is on South Side of the Road

137.5 +/- ACRES TOTAL
JASPER COUNTY, INDIANA

GESWEIN
FARM & LAND

TERMS & CONDITIONS OF AUCTION

Offering Procedure: Written Bids will be accepted accompanied by check for not less than ten (10%) percent of the bid and must be submitted by 5:00 PM, October 18, 2021. Persons submitting qualifying minimum bids or higher may be permitted to orally increase bids on October 27, 2021. The Seller reserves the right to accept or reject any sealed bids. Minimum Bid Amount is \$1,100,000.00 The property will be sold in the manner resulting in the highest total sales price as a whole property.

Acceptance of Bid Prices: The successful high bidder(s) will enter into a purchase agreement at the auction site immediately following the close of bidding for presentation to the seller. Any and all bid prices are subject to approval or rejection by seller.

Down Payment: A down payment must be included with written bids for not less than ten (10%) percent of the bid and must be submitted by October 18, 2021. The down payment may be made in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

Possession: Possession will be given at closing with property access prior to closing available to allow for spring field work. Please contact the Auction Company for details. The farm lease is open for 2022, the tenant rights have been terminated in writing for 2021 and thereafter.

Closing: Closing shall be 30 days following the date of the auction or as soon as applicable closing documents and any necessary surveys are completed.

Title: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide an execute a proper deed conveying merchantable title to the real estate to the buyer.

Real Estate Taxes & Assessments: 2021 real estate taxes and assessments due and payable in 2022 shall be paid by Sellers. 2022 real estate taxes and assessments due and payable in 2023 shall be paid by buyer.

Easements: Sale of property is subject to any and all recorded or apparent easements.

Mineral Rights: Sale shall include 100% of the mineral rights owner by the seller, if any.

Survey: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be paid by the seller. The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

Acreages: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

Agency: Geswein Farm & Land Realty, LLC is the exclusive agent of the seller.

New Data, Corrections and Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

Note: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Geswein Farm & Land Realty, LLC.

Seller: Jabaay Family Farms, LLC

DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR 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, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, auctioneer or real estate agency. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the 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 seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final.

Successful Bidders will be furnished with Owner's Title Insurance and possession at closing. Closing shall be no later than November 1, 2021. Sale for cash only. Purchaser(s)

JASPER COUNTY, IN

Important Land Auction

Productive Soils, Excellent Investment Opportunity
Lease Open in 2022

Sealed Bid w/ 'Roundtable' Auction
Bids Due October 18, 2021
Minimum Written Bid of \$1,100,000.00

Wednesday, October 27, 2021
Wheatfield, IN

137.5+/- Acres

AUCTIONEER & BROKER

Johnny Klemme & Craig Stevenson
#AU12000053
#yourlandman

GFarmLand.com

REGISTRATION & SEALED BID DEADLINE

Monday, October 18th, 2021

Geswein Farm & Land

1100 N 9th Street

Lafayette, IN 47904

auctions@gfarmland.com

GESWEIN
FARM & LAND

JASPER COUNTY, IN

Land Auction

Bids Due by October 18, 2021.

Roundtable held on October 27, 2021 at 1:30 PM

137.5 +/- Acres

Offered in One Tract



GESWEIN
FARM & LAND

Download the Geswein App

Instant Property Details,
Bidder Packets & More

