

BENTON COUNTY, IN

Sealed Bid Auction Quality Farmland

150 +/- Acres

Sealed Bid Auction w/ Qualifying Bidders at Roundtable
Sealed Bids Due by 4:00 PM, November 15, 2021
Qualifying Bidders will be able to raise bids orally on Nov. 19

- Productive Benton County Soils
- Lease Open for 2022
- 145.75 FSA Cropland Acres, Surety WAPI 149
- Excellent Investment Opportunity
- Road frontage on E 400N & N 400 E
- Union Township
- 7 Miles NE of Fowler, IN
- 10 Miles SE of Remington, IN

Directions to Property: From Fowler, IN, Go North on SR-55 to 400 N, Turn East, go 4 miles to 400 E.
From Goodland, IN, Head South on SR-55 to CR 400 N, Turn East, go 4 miles to 400 E.

Friday, November 19, 2021
11:00 AM in Lafayette, Indiana

Farm has been No-Till for 20+ Years to Keep Topsoil in Place

Tract 1: 66.36 Acres, Productive soils farm, w/frontage on CR 400 N & 400 E
Minimum Bid on Tract 1 is \$560,000

Tract 2: 83.83 Acres, Productive soils farm, w/ frontage along CR 400 N

Minimum Bid on Tract 2 is \$700,000

Minimum Bid on Whole Farm is \$1,260,000

**Seller reserves the right to accept
or reject any sealed bids.**

ATTENTION FARMERS & INVESTORS

150 +/- ACRES

PRODUCTIVE FARMLAND FOR SALE

TRACT 2 | 83 +/- ACRES

TRACT 1 | 66 +/- ACRES

GESWEIN
FARM & LAND

Sealed Bids due by 4:00 PM, November 15, 2021:
Qualifying Bidders will be able to raise bids orally
on Friday, November 19, 2021 at 11:00 AM

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 4:00 PM, November 15, 2021. Persons submitting qualifying bids may be permitted to orally increase bids on November 19, 2021. The Seller reserves the right to accept or reject any sealed bids. Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.

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 November 15, 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 dosing with property access prior to dosing available to allow for 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 no later than December 19, 2021 or as soon as applicable dosing 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 and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. The cost of the survey shall be split by seller and buyer 50/50. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

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. IN Auction License # AU12000053

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.

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 & seller's 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 December 19, 2021. Sale for cash only.

Seller: Terry McKenzie & Michele Maginot

BENTON COUNTY, IN

Important Land Auction

Productive Soils
Excellent Investment Opportunity

Sealed Bid w/ 'Roundtable' Auction
Bids Due by Monday, November 15, 2021

Friday, November 19, 2021
Lafayette, IN

150 +/- Acres

Two (2) Tracts or Whole Farm

20+ Years of No-Till Best Management Practices
to keep topsoil on the farm.

AUCTIONEER & BROKER

Johnny Klemme
#AU12000053
#yourlandman

GFarmLand.com
(765) 426-6666

REGISTRATION & SEALED BID DEADLINE

Monday, November 15, 2021
Geswein Farm & Land
1100 N. 9th Street
Lafayette, IN
auctions@gfarmland.com

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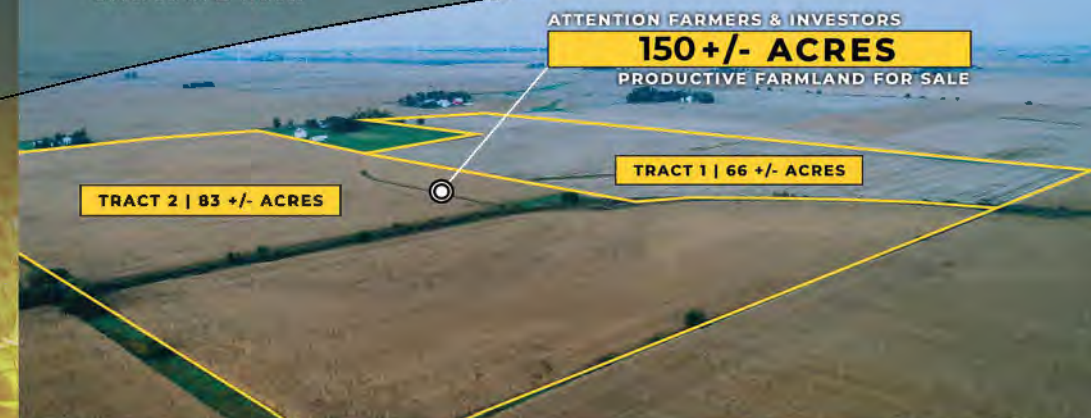
BENTON COUNTY, IN

Farmland Auction

November 19, 2021 at 11:00 AM
Auction Held at Geswein Farm & Land in Lafayette, IN

150 +/- Acres

Offered in 2 Tracts



GESWEIN
FARM & LAND

1100 N. 9th Street
Lafayette, IN 47904

www.GFarmLand.com

Download the Geswein App
Instant Property Details,
Bidder Packets & More



BENTON COUNTY, IN

Land Auction

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Excellent Investment Opportunity

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