

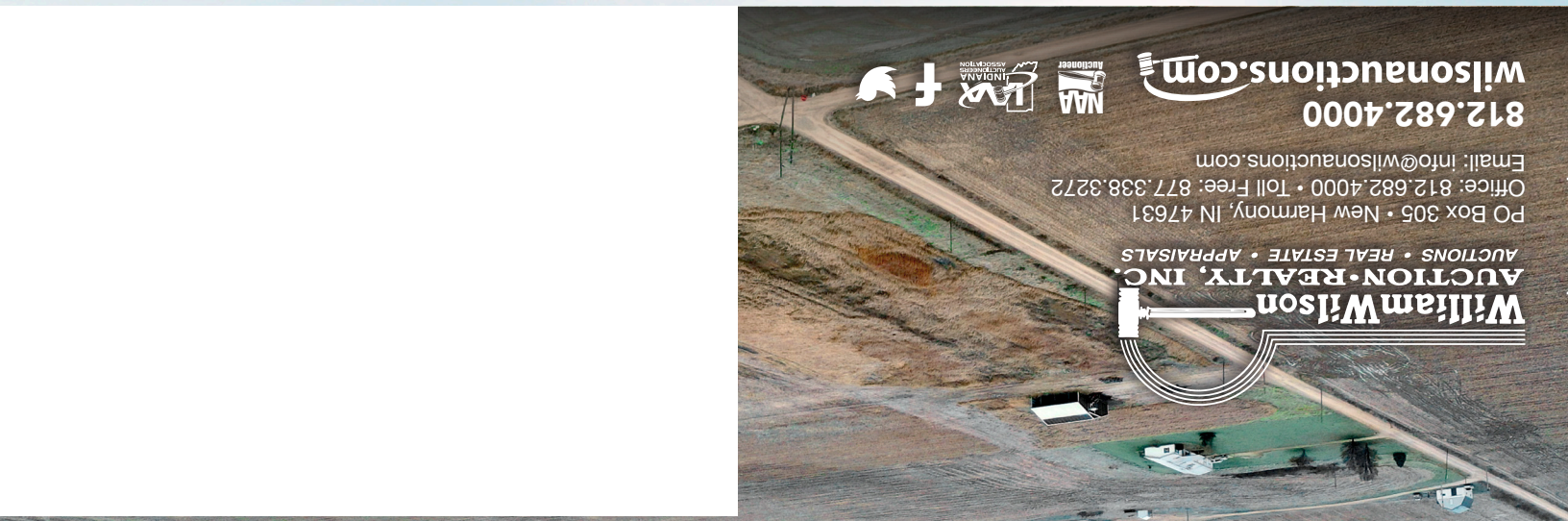


William Wilson
AUCTION • REALTY, INC. • APPRAISALS

- FSA 61.01 Tillable Acres
- Quality Soils, Productive Farmland
- Farming Rights for 2022
- 3 Bed Home, 2-Car Attached Garage
- 60'x500' Poultry Barn Built in 2015
- Storage Barns

ABSOLUTE LAND ★ **AUCTION** **80± acres**
Offered in 4 Tracts Combination & Entirety
★ POULTRY BARNS ★ 3 BEDROOM HOME ★ BARN
FEBRUARY 9TH ★ 1PM ET

Greene County, Indiana



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AUCTION • REALTY, INC. • APPRAISALS

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812.682.4000

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FEB 9TH 2022 ★ 1PM ET

Located in Grant Township, Greene County, Indiana, 5-miles northeast of Linton, Indiana. **AUCTION LOCATION:** Linton Elks Lodge 866, 9779 West State Rd 54, Linton, Indiana




INSPECTION
January 27, 12-1pm
or February 4, 12-1pm
Meet a Wilson Representative at the property.

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Online Bidding Available at wilsonauctions.com

Greene County, Indiana

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Offered
in 4 Tracts
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POULTRY BARNS ★ 3 BEDROOM HOME ★ BARN

FEBRUARY 9TH ★ 1PM ET

William Wilson Auction & Realty, inc. has been authorized to sell the real estate belonging to Brian and Derek Keasling located in Grant Township, Greene County, Indiana.

PROPERTY LOCATION: Located in Grant Township, Greene County, Indiana, 5-miles northeast of Linton, Indiana.

AUCTION LOCATION: Linton Elks Lodge 866, 9779 West State Rd 54, Linton, Indiana.

DIRECTIONS TO FARM: From IN-54 just east of Linton, IN turn North on Buck Creek Road and proceed approximately 2-miles to the property. Watch for signs.

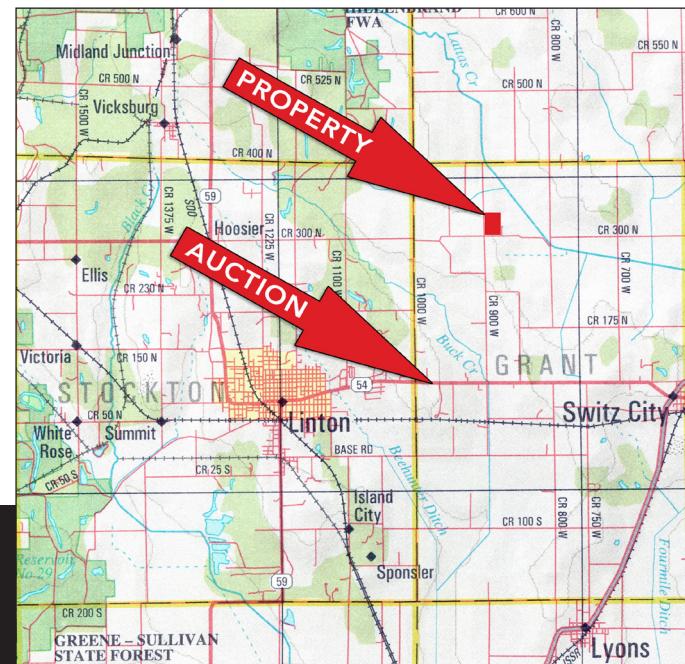
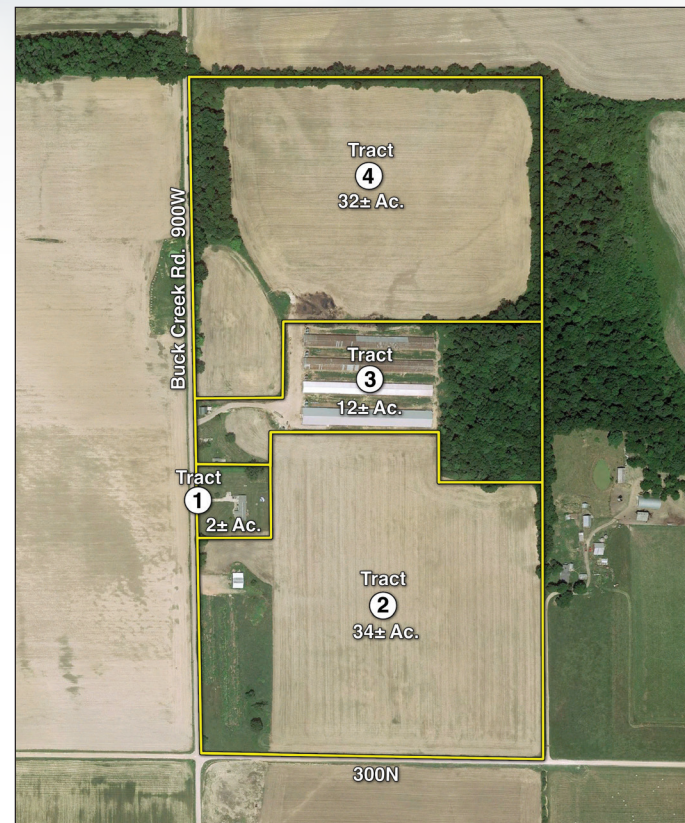


For the farmland investor: this farm features quality, productive Greene County farmland with Vigo and Shakamak silt loams covering nearly 80% of the acreage, which are highly responsive to modern cultivation. The 2021 crop was a mix of corn and soybeans. Please refer to the website for FSA and soil information.

For the investment buyer/poultry operator, Tract 3 includes a modern 60'x 500' turkey barn built in 2015 complete with tunnel ventilation, feed line and water. In addition, (3) other turkey barns of similar size and built in the 1980's provide potential for expansion/storage space.

For the homesite buyer, Tract 1 features a 1996-constructed modular home of approximately 1960 square feet and consisting of 3 bedrooms, 2 bathrooms, and attached 2-car garage. Currently utilized as a rental, tenant is on month-to-month tenancy. The home also includes a covered porch and deck and is serviced by Ellis Water and propane heat.

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at the property.



PROCEDURE: The real estate will be offered in (4) tract(s). There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.

DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

BUYER'S PREMIUM: A 6% Buyer's Premium will be added to the high bid to determine the contract sale price.

ACCEPTANCE OF BID: Successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The real estate will be sold at Absolute Auction, regardless of price.

DEED: Seller shall provide a sufficient deed conveying title to the property.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the presentation of insurable title.

POSSESSION: Buyer will receive possession to Tracts 2-4 at closing, with farming rights for 2022. Buyer will receive possession to Tract 1 (home), subject to tenants' rights.

REAL ESTATE TAXES: The real estate taxes will be the responsibility of the buyer beginning MAY 2022, and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding. **MINERALS:** Seller will convey all minerals owned.

SURVEY: If a survey is deemed necessary to establish a new legal description, the costs of the survey will be split 50/50 between seller and buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

Bill Wilson, CAI
IN#AU01037816
IL#041.0000190

Andrew Wilson,
CAI, CES
IN#AU19800110
IL#041.0001293

Owner: Brian & Derek Keasling

All announcements the day of the auction take precedence over printed material or any other oral statements made.



Online Bidding Available at wilsonauctions.com

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