

109.93 +/- ACRES

FULL PATTERN TILE SYSTEM
WIND TURBINE
TWO (2) TRACTS OR WHOLE FARM

BOSWELL, INDIANA

+/- 109.93 Acres Available in Two Tracts



| GFARMLAND.COM

ONLINE AUCTION

JANUARY 12, 2023

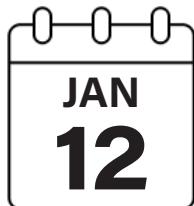
auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMME | LICENSE #: AU12000053

AUCTION INFORMATION

109.93 +/- Acres | Benton County, Indiana
Listing # JK2204109AU

AUCTION DATE/LOCATION



AUCTION STARTS
Thursday
January 12, 2023
10:00 am ET

ONLINE @ Auctions.GFarmLand.com

PHONE BIDDING

- All bidders wishing to place bids by phone must be registered 48 hours prior to the auction start time. Call 765-426-6666 to make arrangements.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- To register, go to auctions.gfarmland.com from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Auctioneer, Johnny Klemme, at (765) 427-1619 with questions.

AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC and representatives are Agents of the seller.
- Johnny Klemme, Auctioneer
License # AU12000053

VIEWING AUCTION

To View Only on sale day, navigate to the auction via auctions.gfarmland.com (as above). Click on the "Enter Auction" button. The auction is LIVE when the button is green.

PROCEDURE

- The winning bidder must be prepared to present a 10% check or wire transfer for earnest money made payable to Geswein Farm & Land Realty, LLC upon conclusion of the auction.
- Seller Reserves the right to accept or reject any and/or all bids.

ANNOUNCEMENTS

Information provided herein has been obtained from sources deemed reliable; Auctioneer & Agency make no guarantees as to its accuracy. Prospective bidders are responsible to fully inspect the property and formulate their own conclusions. Any announcements made the day of the auction will take precedence over any previously printed and/or oral statements. Acreages figures are based on information currently available, but are not guaranteed.

METHOD OF SALE

- The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price.
- Seller reserves the right to accept or reject any and all bids.

TERMS OF POSSESSION

Possession and Closing: Successful bidder(s) will pay 10% of the successful bid on the day of sale as earnest money. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 13, 2023 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement.

CONTRACT & TITLE

Upon the conclusion of the auction, the successful bidder(s) will enter into a real estate contract and deposit the earnest money with the designated escrow agent. The seller will provide an owner's title insurance policy in the amount of the contract price or Abstract of Title for review by the Buyer(s). Any and all closing fees will be shared by both buyer and seller.

PHONE BIDDER REGISTRATION FORM

Benton County, Indiana | Farm Auction

Upon completing this form in its entirety,
you may mail a hardcopy to:
Geswein Farm & Land
Attn: Auctions
1100 N 9th St.
Lafayette, IN 47904

or you may send a digital copy to:
auctions@gfarmland.com

AUCTION DATE



Thursday
January 12, 2023
10:00am ET

- Successful bidders will be expected to enter into a contract of sale with the seller(s) upon acceptance of bid.
- If you are the successful bidder the day of the auction, we will require contact information for your attorney.
- Seller reserves the right to accept or reject any and all bids.

QUESTIONS: Call 765 - 426 - 6666 or Email auctions@gfarmland.com

FIRST NAME

LAST NAME

STREET ADDRESS

CITY / STATE / ZIP

PRIMARY PHONE

OTHER PHONE

EMAIL ADDRESS

DRIVER LICENSE # (or other state issued ID)

ISSUING STATE (if other than Indiana)

FINANCIAL INSTITUTION (bank or credit union)

ADDRESS

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for this auction.

SIGNATURE

DATE

AUCTION TERMS & CONDITIONS

109 +/- Acres | Benton County, Indiana

Listing # JK2204109AU



Offering Procedure:

The successful Bidder(s) must be prepared to present a check or complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (checks/wire transfers) must be made payable to Geswein Farm & Land Realty, LLC.

Seller reserves the right to accept or reject any and/or all bids.

The property is being offered to the highest bidder in the manner resulting in the highest sale price.

DOWN PAYMENT:

A down payment for not less than ten (10%) percent of the bid will be required upon acceptance of the high bid(s) on January 12, 2023. The down payment may be made in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION & CLOSING: Possession will be given at settlement.

Successful bidder(s) will pay 10% of the successful bid on the day of sale as earnest money. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 13, 2022 or after any objections to title have been cleared. Final settlement will require wire transfer.

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 and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: Seller will pay the 2022 payable in 2023 real estate taxes, 2023 real estate taxes and assessments due and payable in 2024 shall be pro-rated on the date of closing. Real estate taxes and assessments in 2024 and beyond shall be paid by Buyer.

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

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 shared equally by the seller and buyer(s). 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. If a survey is completed, the purchase price for the surveyed tract(s) 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.

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

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. **Indiana Auction License # AU12000053.**

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller, Seller's Agent, and Auctioneer disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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.

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

CONDITIONS OF THE AUCTION:

The Auctioneer's decision is final in the event of a dispute over any Auction matter. The Auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserve the right to waive any previously printed or announced requirements. All Auction day announcements by the Auctioneer supersede any printed material or any other Auction statements made previously. The Auctioneer reserves the right to bid on behalf of any buyer. All Auction Sales Contracts will be presented to the seller for approval. The Auctioneer reserves the right to withdraw any property from the Auction, without penalty. Auctioneer may elect to cancel the Auction without penalty if Auctioneer believes that the outcome will not be in the Seller's best interest. If Seller is not present, the Auctioneer may elect to start or cancel the Auction without penalty. The Auctioneer shall be held harmless by buyer and seller should the property fail to go to a successful settlement for any reason. The seller, Auctioneer, and it's agents shall not be held liable for any errors or omissions regarding Auction property. Buyer assumes responsibility to check with the appropriate authority/ authorities regarding the property's zoning and current or future intended use as well as any restrictions or covenants affecting the property. Bidder(s) have the right and should examine the applicable county master plan and any municipal land use plans and maps for the area in which the property is located prior to bidding. The Seller, Auctioneer, and agents assume no responsibility for the information contained in said plan(s) and assumes no liability for failure by buyer to review the plans. The contract will not be contingent upon bidder(s) review of such plans. Auctioneer complies with all federal, state, and local laws regarding the buying and selling of property.

VIDEO/PHOTO DISCLAIMER & RELEASE

This auction may be videotaped, as all of our auctions. As a condition of attendance, attendees have agreed to the use of themselves without further consideration or compensation in both audio and video forms. These recordings may be used for purposes of illustration, broadcast, or distribution in any manner associated with the promotion of Geswein Farm & Land Realty, LLC.

RELEASE OF LIABILITY

Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. Attendees hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which attendees, heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.

CONFLICTS

In the event of any conflict between this document and the sales contract, the sales contract will prevail.

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 DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

BOSWELL, INDIANA

109.93 +/- Acres | Benton County
Listing # JK2204109AU

**ATTENTION
FARMERS & INVESTORS**

109.93 +/- ACRES

FULL PATTERN TILE SYSTEM
WIND TURBINE
TWO (2) TRACTS OR WHOLE FARM



109.93+ / - ACRES

GRANT TOWNSHIP/BENTON COUNTY

Fully Pattern Tiled Farm

Wind Turbine Royalties

Productive Soils & Strong Yields

2022 Beans 74 bpa

Available in Two Tracts or Whole Farm



FARM & LAND
Real Estate & Auctions



**FOR MORE INFORMATION CONTACT:
JOHNNY KLEMM, AUCTIONEER**

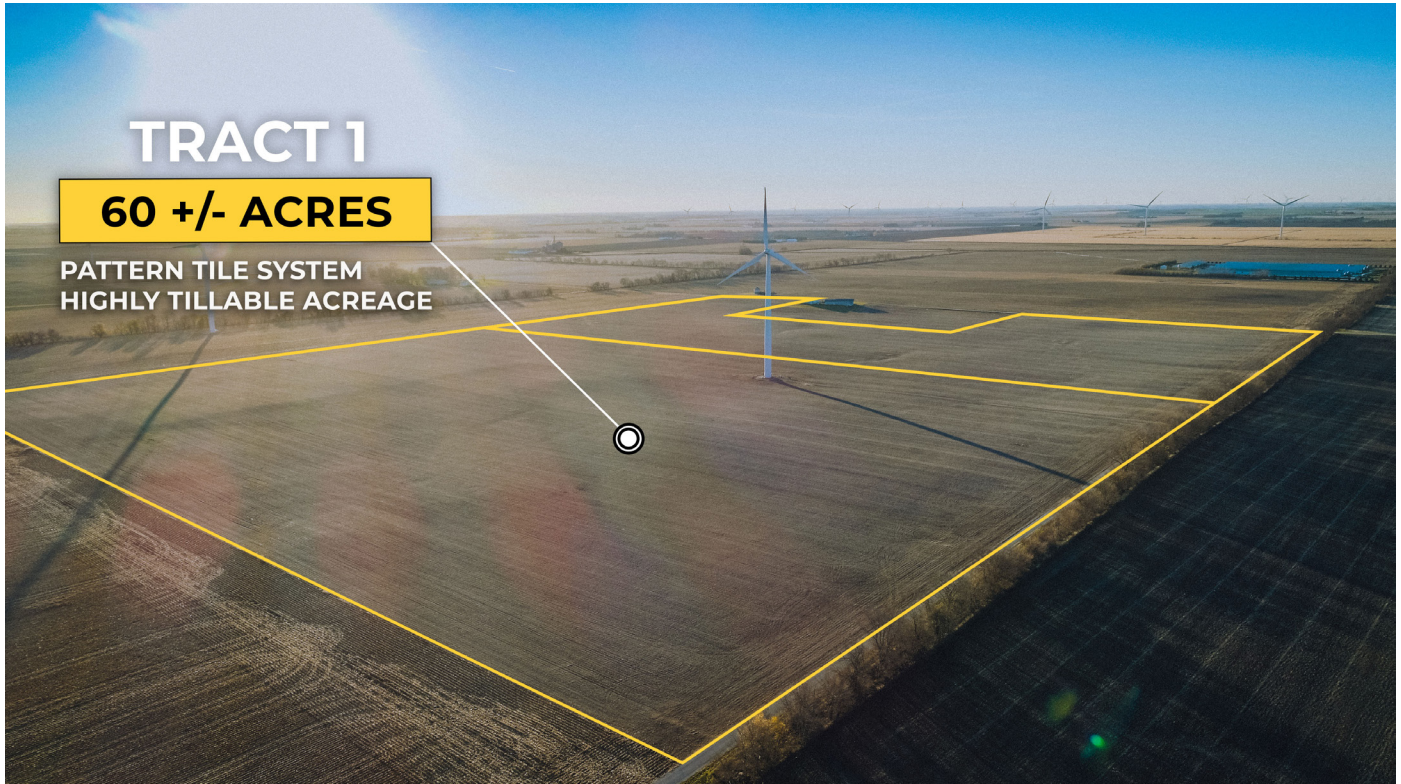
(765) 427 - 1619

Johnny@gfarmland.com

LICENSE #: AU12000053

TRACT 1

60 +/- Acres | Benton County
Listing # JK2204109AU



60+ / - ACRES

GRANT TOWNSHIP/BENTON COUNTY

Fully Pattern Tiled Farm

Wind Turbine Royalties

Productive Soils & Strong Yields

Excellent Road Frontage on 600 W



FARM & LAND
Real Estate & Auctions



FOR MORE INFORMATION CONTACT:
JOHNNY KLEMME, AUCTIONEER

(765) 427 - 1619

Johnny@gfarmland.com

LICENSE #: AU12000053

TRACT 2

52.3 +/- Acres | Benton County
Listing # JK2204109AU



52.3+ / - ACRES

GRANT TOWNSHIP/BENTON COUNTY

Fully Pattern Tiled Farm

Productive Soils & Strong Yields

Excellent Road Frontage on 600 W & 500 S



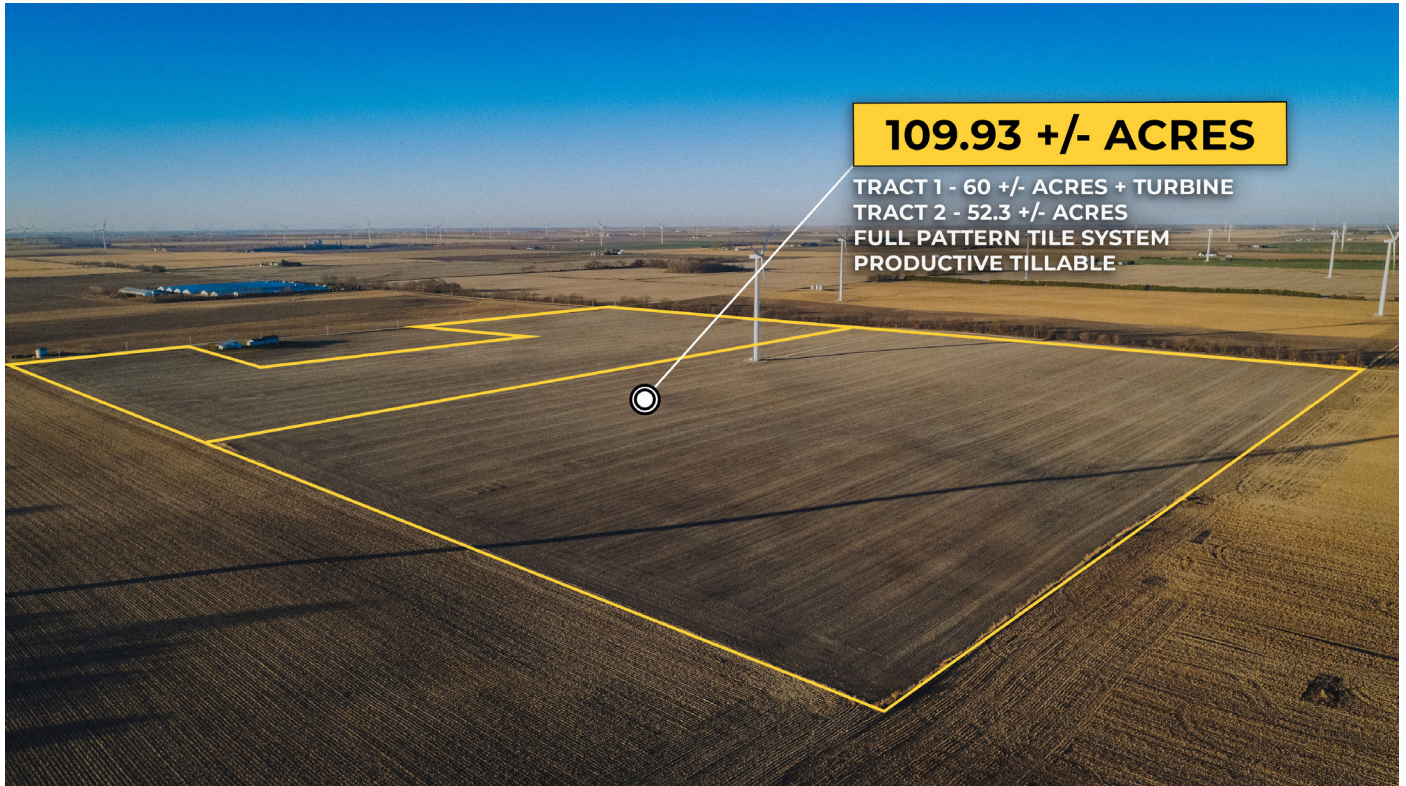
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FOR MORE INFORMATION CONTACT:
JOHNNY KLEMME, AUCTIONEER
(765) 427 - 1619
Johnny@Gfarmland.com
LICENSE #: AU12000053

FARM YIELDS

109.93 +/- Acres | Benton County
Listing # JK2204109AU



PRODUCTION QUANTITIES

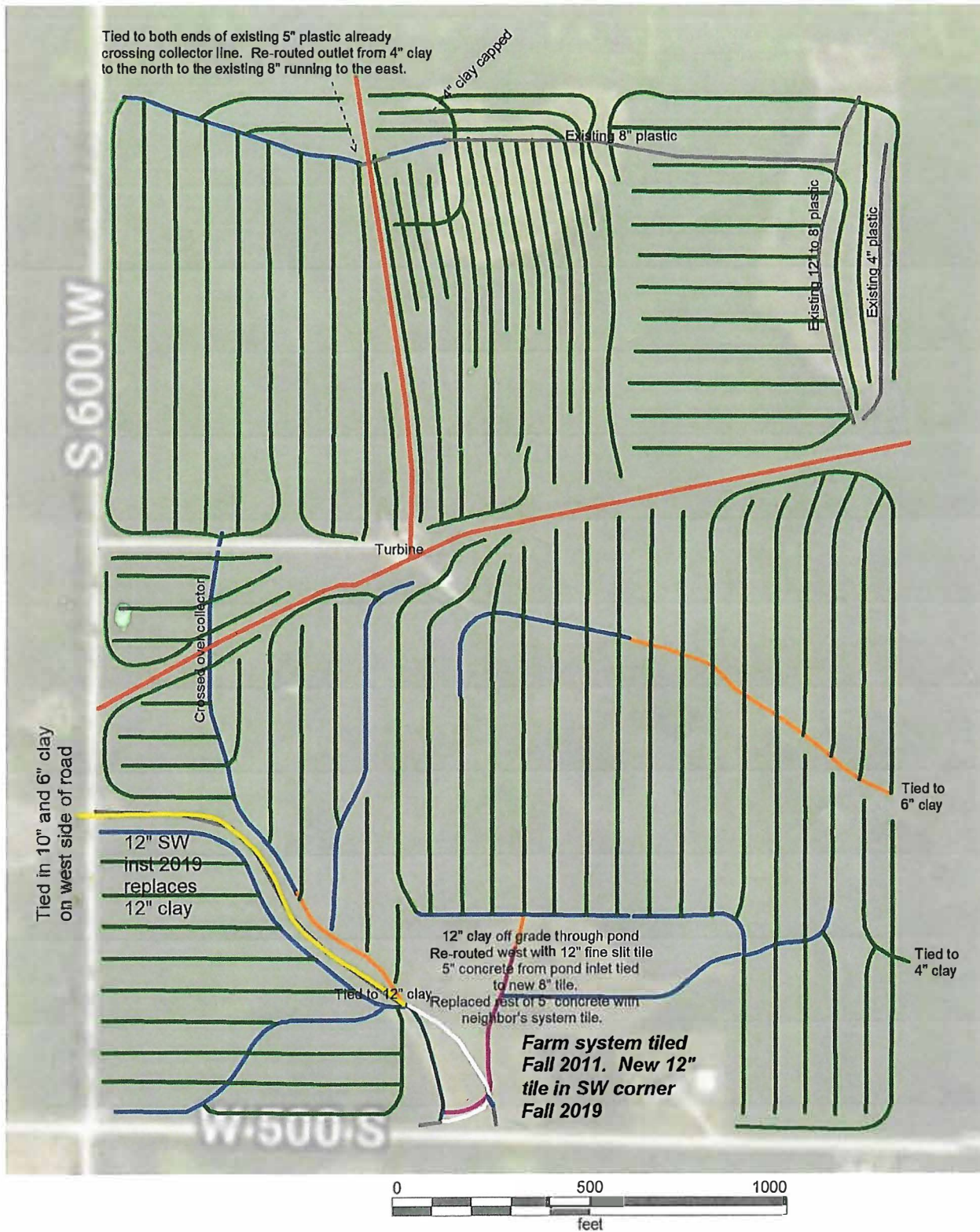
2022	BEANS	74 BPA
2021	CORN	209 BPA
2020	BEANS	73 BPA
2019	CORN	218 BPA



FARM & LAND
Real Estate & Auctions



FOR MORE INFORMATION CONTACT:
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12" SW Inst 2019	1029.23 ft
Bad Tile Relocated	459.10 ft
Collector Line	3389.77 ft
Existing Tile	3718.07 ft
Shallow 12" clay	990.81 ft
Tile 4"	63511.20 fl
Tile 5"	6870.23 ft
Tile 6"	1252.52 ft
Tile 8"	509.09 ft
Tile 12"	318.07 ft