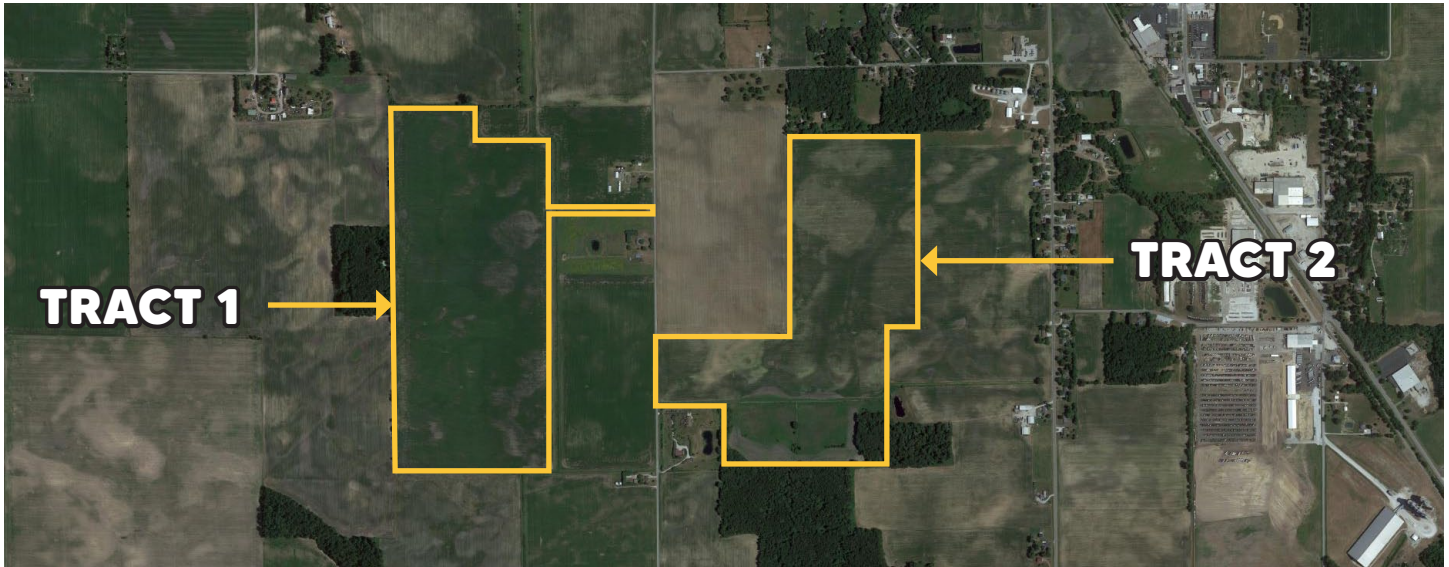


OUTSTANDING, LARGE LAND AUCTION

OWNER: EDWARD F. AND BEVERLY J. LOEHMER FAMILY TRUST

251 ACRES (+/-) OFFERED IN **TWO TRACTS** PULASKI COUNTY, IN
YOU CAN BID ON EITHER PARCEL INDIVIDUALLY OR YOU CAN BID ON THE WHOLE PROPERTY.



ONLINE ONLY AT www.bradncommercialrealestate.auction

BIDDING OPENS:

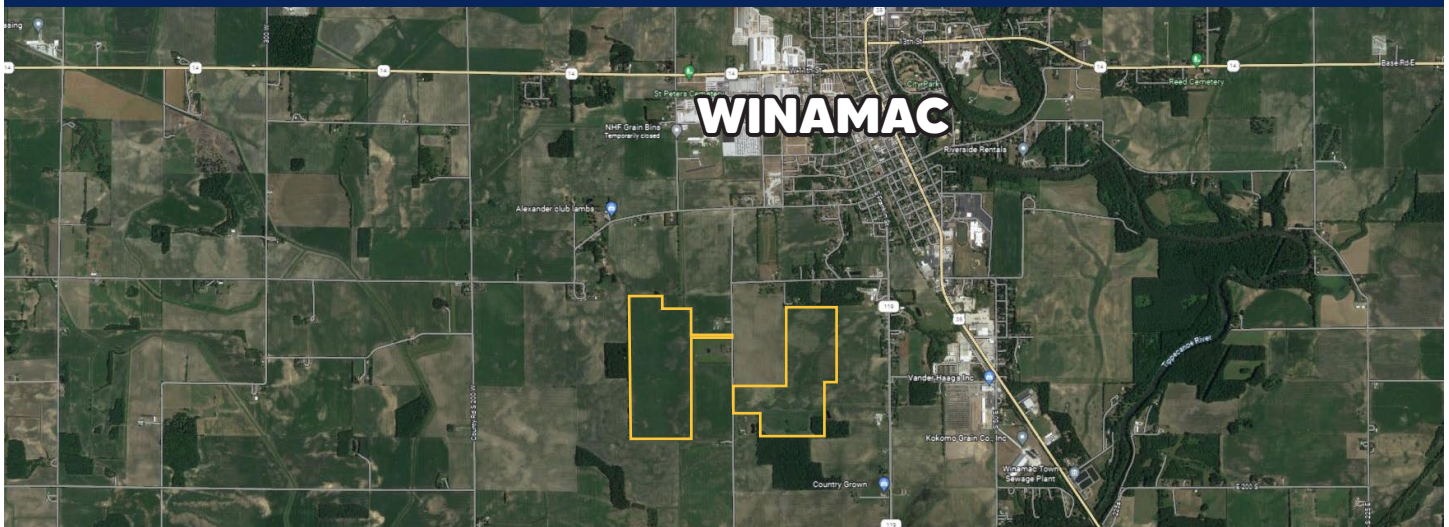
March 14, 2023

6:00 am

BIDDING CLOSES:

March 14, 2023

6:00 pm



BRAD NEIHUSER, AUCTIONEER AU19900091

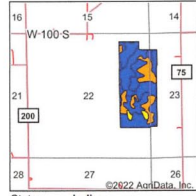
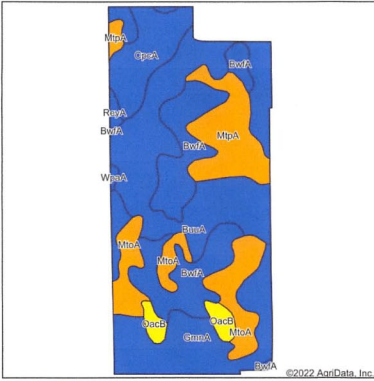
765-427-5052 | bneiuser@shook.com

OUTSTANDING, LARGE LAND AUCTION

251 ACRES (+/-) OFFERED IN **TWO TRACTS** PULASKI COUNTY, IN

TRACT 1

Soils Map

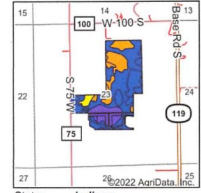
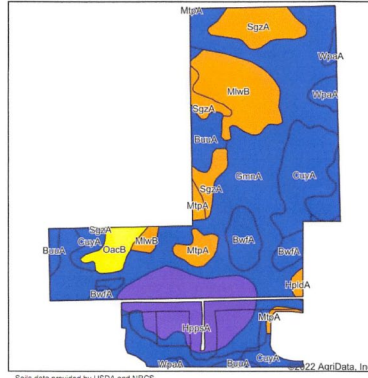


State: Indiana
County: Pulaski
Location: 23-30N-2W
Township: Monroe
Acres: 125.8
Date: 12/22/2022



TRACT 2

Soils Map



State: Indiana
County: Pulaski
Location: 23-30N-2W
Township: Monroe
Acres: 114.84
Date: 12/22/2022



Area Symbol: IN131, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu
BuuA	Brookston loam, 0 to 1 percent slopes	36.65	29.1%		Ilw	172
BwA	Budd-Brady fine sandy loams, 0 to 1 percent slopes	24.57	19.5%		Ilw	126
GmnA	Goodell-Gilford fine sandy loams, 0 to 1 percent slopes	21.32	16.9%		Ilw	150
MtoA	Moon-Ormas loamy sands, 0 to 1 percent slopes	14.40	11.4%		Ills	128
MtpA	Moon-Selfridge complex, 0 to 1 percent slopes	13.63	10.8%		Ills	131
CpcA	Conover loam, 0 to 1 percent slopes	10.93	8.7%		Ilw	160
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	3.16	2.5%		IVs	84
ReyA	Rensselaer loam, 0 to 1 percent slopes	0.78	0.6%		Ilw	172
WpaA	Winamac-Bronson fine sandy loams, 0 to 1 percent slopes	0.36	0.3%		Ills	127
Weighted Average					2.27	146.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Area Symbol: IN131, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu
GmnA	Goodell-Gilford fine sandy loams, 0 to 1 percent slopes	50.73	44.2%		Ilw	150
HppsA	Houghton muck, undrained, prairie peninsula, 0 to 1 percent slopes	14.09	12.3%		Vw	
CuyA	Crosier fine sandy loam, 0 to 1 percent slopes	12.00	10.4%		Ilw	151
MlwB	Metea-Moon loamy sands, 1 to 5 percent slopes	10.45	9.1%		Ills	122
SgzA	Selfridge loamy fine sand, 0 to 1 percent slopes	8.81	7.7%		Illw	136
BwA	Budd-Brady fine sandy loams, 0 to 1 percent slopes	5.57	4.9%		Ilw	126
BuuA	Brookston loam, 0 to 1 percent slopes	4.46	3.9%		Ilw	172
MtpA	Moon-Selfridge complex, 0 to 1 percent slopes	3.12	2.7%		Ills	131
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	2.98	2.6%		IVs	84
WpaA	Winamac-Bronson fine sandy loams, 0 to 1 percent slopes	2.09	1.8%		Ills	127
HpldA	Houghton muck, drained, disintegration moraine, 0 to 1 percent slopes	0.54	0.5%		Illw	154
Weighted Average					2.62	125.1

*n: The aggregation method is "Weighted Average using all component"
*c: Using Capabilities Class Dominant Condition Aggregation Method

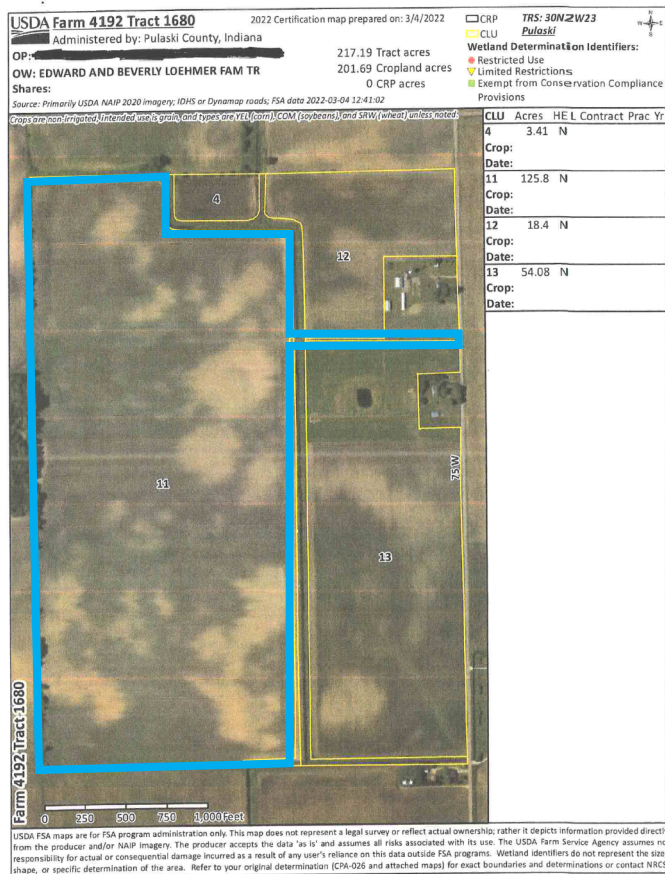


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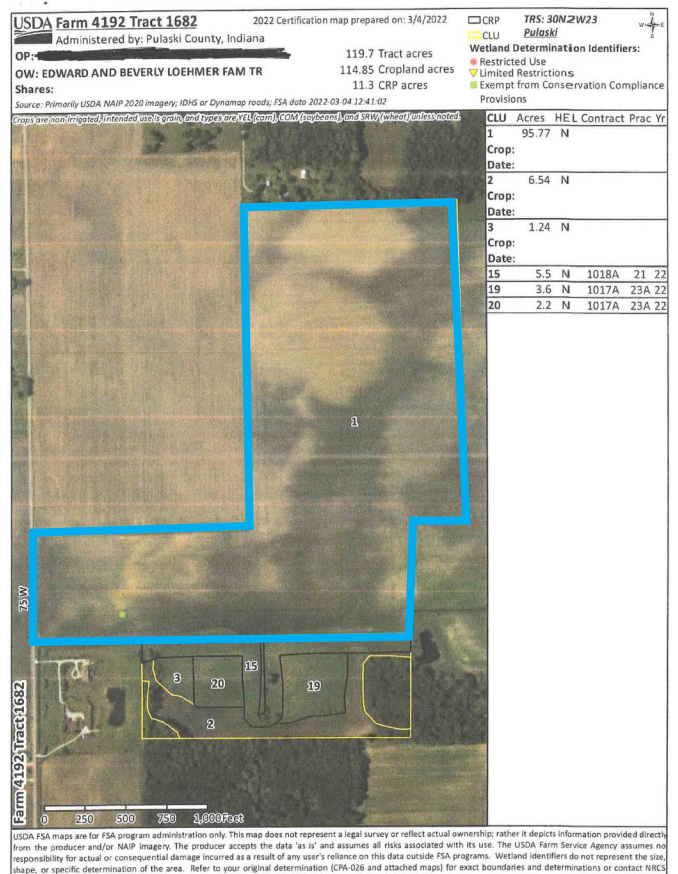
OUTSTANDING, LARGE LAND AUCTION

251 ACRES (+/-) OFFERED IN **TWO TRACTS** PULASKI COUNTY, IN

TRACT 1



TRACT 2



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OUTSTANDING, LARGE LAND AUCTION

251 ACRES (+/-) OFFERED IN **TWO TRACTS** PULASKI COUNTY, IN

PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON THE PROPERTY, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS:

ONLINE BIDDING:

AUCTION DATE/TIME: Bidding begins: MARCH 14, 2023 @ 6:00 AM EST through MARCH 14, 2023 @ 6:00 PM EST.

UPON CONCLUSION OF THE AUCTION: The high bidder will be contacted by Brad Neihofer to complete Purchase Agreement and Earnest Money deposit. Documents and Earnest Money must be completed by 12:00 PM EST the day following the auction.

Successful bidders not executing and returning the completed contract and earnest money deposit by 12:00 PM EST the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Coldwell Banker Commercial Shook and Brad Neihofer. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Coldwell Banker Commercial Shook, and in such an event the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, and the expenses of both sales and legal and incidental damages of both the Seller and Coldwell Banker Commercial Shook. In addition, Coldwell Banker Commercial Shook also reserves the right to recover any damages separately from the breach of the successful Bidder.

REAL ESTATE TERMS:

TERMS OF SALE: 10% earnest deposit down with the executed contract, balance due at closing. Your purchase is not subject financing.

DATE OF CLOSING: The closing will take place on or before April 28, 2023.

POSSESSION: **Possession of the property will be at closing subject to the 2023 farm lease. The new buyer or buyers will receive the November installment of the cash rent for 2023.**

REAL ESTATE TAXES: The Seller will pay all of the 2022 due and payable in 2023 real estate taxes and the Seller will pay the May installment of the 2023 payable and 2024 real estate taxes.

NO CONTINGENCIES: This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

RESERVE: Seller is extremely motivated to sell the property but reserve the right to accept or reject any and all bids.

TITLE: Buyer is entitled to and the Seller will provide clear, insurable title for property and a General Warranty Deed upon full payment.

CRP CONTRACT: There are 11.3 acres enrolled in the CRP program. The Buyer will be required to assume this contract or the Buyer will be liable for all monies received over the contract's life.

ZONING AND EASEMENTS: Property is being sold subject to any and all easements of record. Property is subject to all state and local zoning ordinances.

AERIAL PHOTOS, Images and Drawings are for illustration purposes only and not surveyed boundary lines unless specified.

AGENCY: Coldwell Banker Commercial Shook & Brad Neihofer are the Agent and Representative of the Seller.

CONDITION OF PROPERTY: Property is sold 'AS IS, WHERE IS' condition. Coldwell Banker Commercial Shook & Brad Neihofer, the Sellers, nor their representatives, agents, or employees make express or implied warranties or representations of any kind. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property prior to bidding on the subject property. All information presented in the brochure, website, and all other mediums is subject to verification by all parties relying on it. All sketches and dimensions are approximate. No liability for its accuracy, errors, or omissions is assumed by the Seller, Coldwell Banker Commercial Shook & Brad Neihofer, or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Coldwell Banker Commercial Shook & Brad Neihofer and their Agents and their Representatives from any and all claims, damages, or suits including but not limited to awards, judgements, costs, fees, etc.

DISCLAIMER: All information included herein was derived from sources believed to be correct but is not guaranteed.

NEW DATA, CORRECTIONS, and CHANGES: Please check for updated information prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

BIDDING AND REGISTRATION INFORMATION:

BIDDER VERIFICATION: Bidding rights are provisional, and if identify verification is questionable, Coldwell Banker Commercial Shook & Brad Neihofer has the right to reject the registration, and bidding activity will be terminated. The Seller and Coldwell Banker Commercial Shook reserve the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to Coldwell Banker Commercial Shook & Brad Neihofer or in their sole opinion detrimental to Bidding Activity then Coldwell Banker Commercial Shook reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the Bidder. When using the website, you must obey any and all local, state, and federal laws. Violations will result in the termination of web site use privileges.

AUCTION END TIMES: Coldwell Banker Commercial Shook & Brad Neihofer online only auctions are timed events and all bidding will close at specified time. However, our auctions also have what is called an "Auto Extend" feature. Any bid placed within the final 10 minutes of an auction results in the auction automatically extending 10 additional minutes. The bidding will extend in 10 minute increments from the time the last bid is placed until there are no more bids and the lots sit idle for 10 minutes. Therefore, the auction will not close until all bidding parties are satisfied, and no one can be outbid at the last second without having another opportunity to bid again. There are no advantages to waiting to the last second to place a bid. It could take a few seconds for your bid to be recognized by the bidding platform.

DO NOT WAIT UNTIL THE LAST SECOND TO BID, YOUR BID MIGHT NOT BE ACCEPTED BEFORE THE BIDDING CLOSES.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet, or any other online auction-related technologies, Coldwell Banker Commercial Shook & Brad Neihofer reserve the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Coldwell Banker Commercial Shook or Brad Neihofer shall be held responsible for a missed bid of the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: Coldwell Banker Commercial Shook & Brad Neihofer reserve the right to reject any and all bids for any reason and also reserve the right to cancel this auction or remove any item or parcel from this auction prior to the close of bidding. All decisions of Coldwell Banker Commercial Shook & Brad Neihofer are final. YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND THE SELLER, COLDWELL BANKER COMMERCIAL SHOOK, & BRAD NEIHOUSER AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.



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