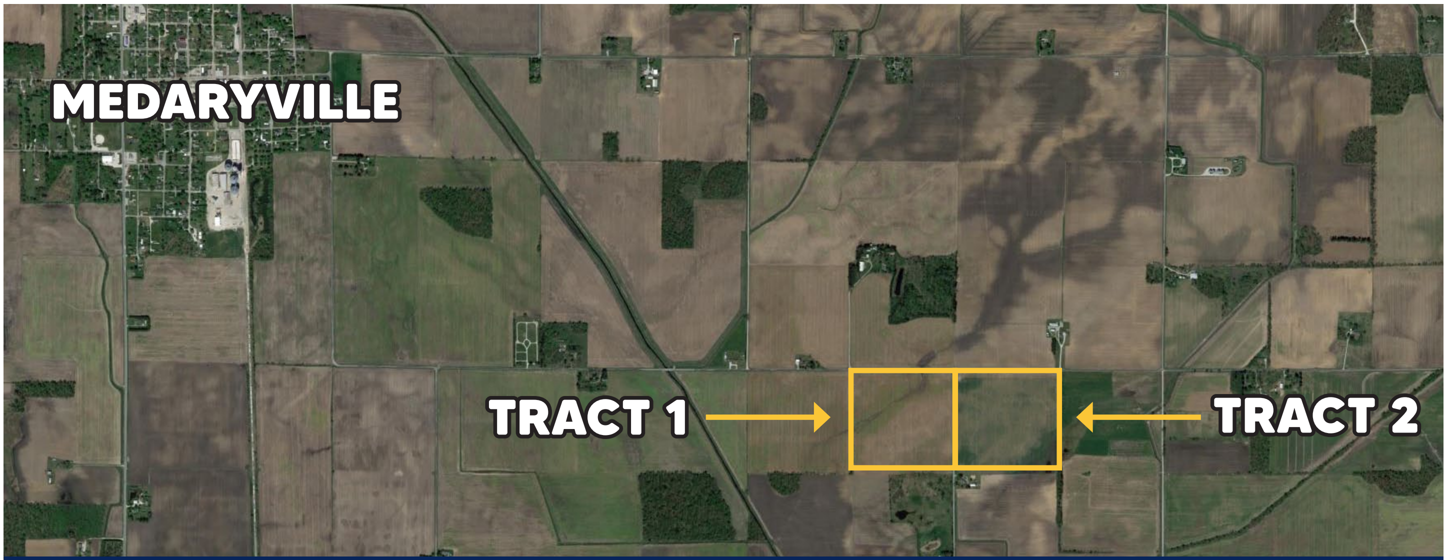
LAND AUCTION

OWNER: THE GIBSON FAMILY TRUST

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

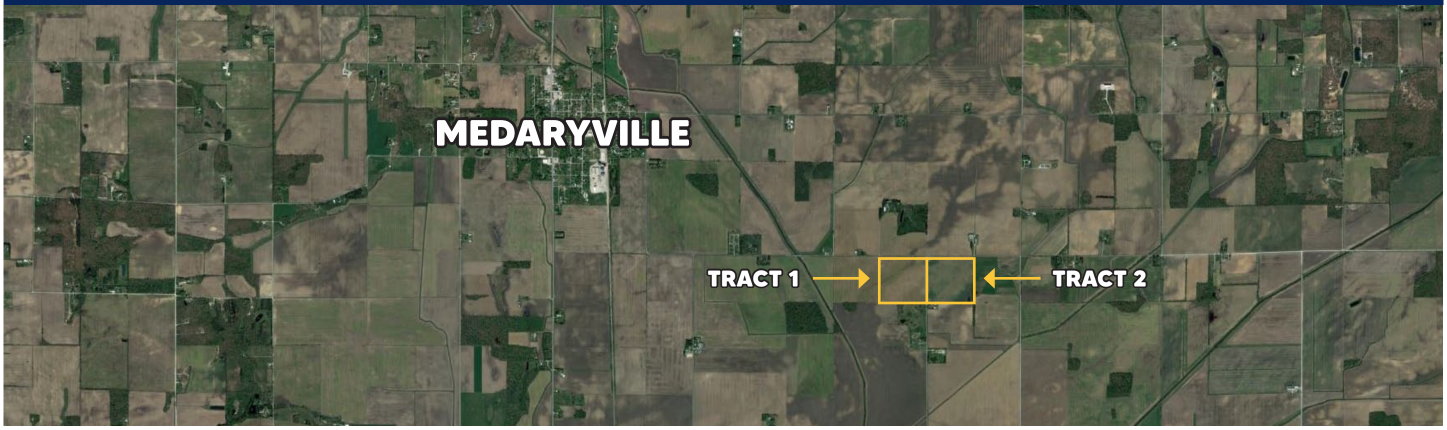
YOU CAN BID ON EITHER PARCEL INDIVIDUALLY OR YOU CAN BID ON THE WHOLE PROPERTY.



ONLINE ONLY AT www.bradncommercialrealestate.auction

BIDDING OPENS:	**March 7, 2023**	**6:00 am**
BIDDING CLOSES:	**March 7, 2023**	**6:00 pm**

REAL ESTATE TAXES	TRACT 1 TILLABLE ACRES	TRACT 2 TILLABLE ACRES
$923.64/yr	39.16 AC.	39.88 AC.



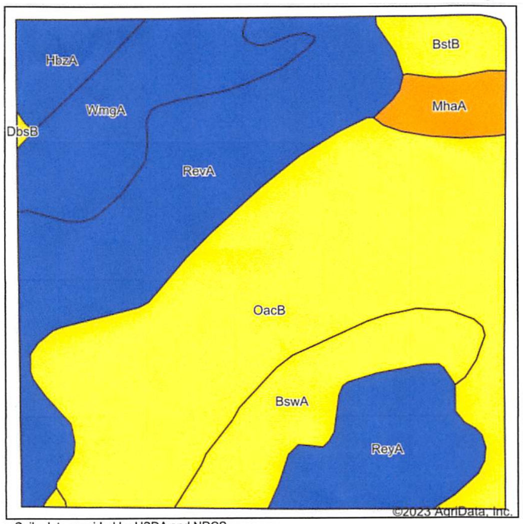
COLDWELL BANKER COMMERCIAL | SHOOK

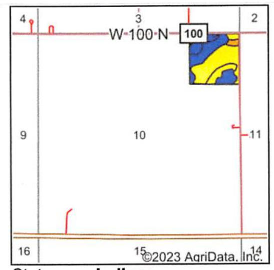
BRAD NEIHOUSER, *AUCTIONEER AU19900091*
765-427-5052 | bneihouser@shook.com

LAND AUCTION

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

SOILS MAP: TRACT 1





State: **Indiana**
County: **Pulaski**
Location: **10-30N-4W**
Township: **White Post**
Acres: **39.16**
Date: **1/17/2023**

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN131, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	15.61	39.9%		IVs		84		3	5	30		38	26
RevA	Rensselaer-Radioville loams, 0 to 1 percent slopes	8.64	22.1%		IIw		169		6	12	46		68	77
WmgA	Whiskerville-Bronson fine sandy loams, 0 to 1 percent slopes	4.18	10.7%		IIs	IIs	127	145	4	8	41	47	56	63
BswA	Brems-Morocco loamy fine sands, 0 to 1 percent slopes	3.65	9.3%		IVs		98		3	7	31		44	31
ReyA	Rensselaer loam, 0 to 1 percent slopes	3.48	8.9%		IIw		172		6	12	48		69	77
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Corn Irrigated Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
HbzA	Headlee-Brady fine sandy loams, 0 to 1 percent slopes	1.34	3.4%		IIw		140	9	5	9	43	3	63	53
MhaA	Maumee loamy fine sand, 0 to 1 percent slopes	1.15	2.9%		IIIw		134		5	9	47		54	37
BstB	Brems loamy fine sand, 1 to 4 percent slopes	1.11	2.8%		IVs		97		3	6	33		44	31
				Weighted Average	**3.07**	***-**	**120.2**	**15.8**	**4.2**	**8**	**37.4**	**5.1**	**51.3**	***n 47.6**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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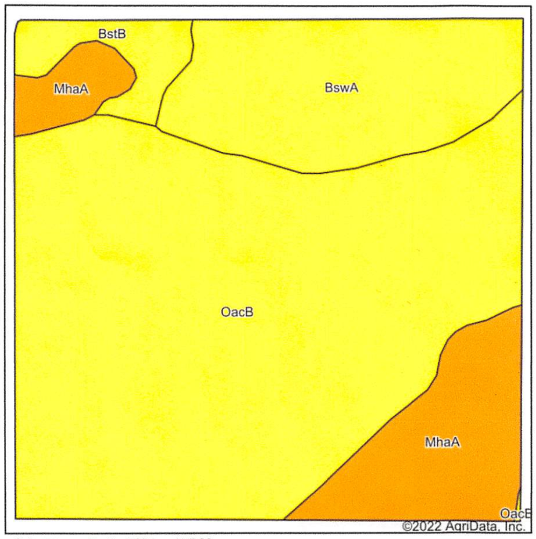
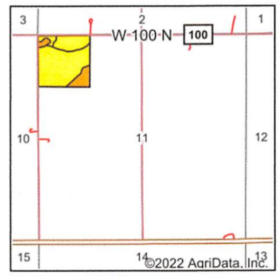
SOILS MAP: TRACT 2





State:	**Indiana**
County:	**Pulaski**
Location:	**10-30N-4W**
Township:	**White Post**
Acres:	**39.88**
Date:	**12/6/2022**

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN131, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	25.74	64.5%		IVs	84	3	5	30	38	26
BswA	Brems-Morocco loamy fine sands, 0 to 1 percent slopes	7.17	18.0%		IVs	98	3	7	31	44	31
MhaA	Maumee loamy fine sand, 0 to 1 percent slopes	5.41	13.6%		IIIw	134	5	9	47	54	37
BstB	Brems loamy fine sand, 1 to 4 percent slopes	1.56	3.9%		IVs	97	3	6	33	44	31
				Weighted Average	**3.86**	**93.8**	**3.3**	**5.9**	**32.6**	**41.5**	***n 28.6**

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

Soils data provided by USDA and NRCS.

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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 7, 2023 @ 6:00 AM EST through MARCH 7, 2023 @ 6:00 PM EST.
UPON CONCLUSION OF THE AUCTION: The high bidder will be contacted by Brad Neihouser 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 Neihouser. 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 15, 2023.
POSSESSION: **Possession of property will be at closing.**
REAL ESTATE TAXES: The Seller will pay all real estate taxes for the 2022 payable 2023 tax year.
NO CONTINGINCIES: 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.
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 Neihouser are the Agent and Representative of the Seller.
CONDITION OF PROPERTY: Property is sold 'AS IS, WHERE IS' condition. Coldwell Banker Commercial Shook & Brad Neihouser, 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 Neihouser, or their Agents or Representatives. Buyer and or Bidder agrees to hold harmless and indemnify Coldwell Banker Commercial Shook & Brad Neihouser 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 Neihouser 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 and Brad Neihouser 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 Neihouser 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 Neihouser 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 Neihouser 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 Neihouser 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 Neihouser 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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