

Auction Terms and Conditions

Procedure: Property will be offered in three individual tracts and any combination of tracts. Multi Parcel Bidding will be the method of sale used for the auction. The auction will be conducted publicly, online bidding available for pre-registered online bidders during the live event.

Online Bidding Procedure: The online pre-bidding begins Friday, March 10th, 2023, at 8:00 AM closing Wednesday, March 15th, 2023, at the close of live the event.

All bids on the tracts will be visible online, the identity of the bidders is confidential.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Ag Exchange reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Ag Exchange shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Ag Exchange.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

This sale is subject to Owner's confirmation. Owner reserves the right to accept or reject any and all bids.

Sale is subject to the buyer of T1 and T2 reimbursing Holbert Farms at closing for Fertilizer and Lime applied to T1 and T2 in the amount of:

T1: \$6,602.95 Fertilizer and \$3,034.62 Lime = Total T1 reimbursement due at closing \$9,637.57.

T2: \$2,473.21 Fertilizer and \$1,136.65 Lime = Total T2 reimbursement due at closing \$3,609.86.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding. Copies of such contracts are available for review at the office of the auctioneer.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Closing shall take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed. Anticipated closing date is on or before April 15th, 2023.

Possession: Buyer receives possession of the farm after closing.

Survey: Seller shall not provide a survey, and the sale shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

Title: Sellers shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a warranty deed conveying to the buyer(s). Sellers shall pay the premium for the Title Insurance Policy and the sellers' search charges. Commitments for Title Insurance will be available for review at the office of the auctioneer and at the auction site. Bidders shall be deemed to have reviewed and approved the Title Commitments by submitting bids.

Real Estate Taxes and Assessments: Seller shall pay 100% of the 2022 real estate tax due and payable 2023. Buyer shall be responsible for 100% of the 2023 real estate tax due and payable in 2024.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller, if any.

Agency: Ag Exchange Inc. and its representatives are Exclusive Agents of the Seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the sales contract.

ANNOUNCEMENTS MADE BY THE 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" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning this property. The information contained in this 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 sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Seller: Cindy Robinson, Kerry Aikman, Kurt Aikman, Kevin Aikman

Ag Exchange
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27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Wednesday, March 15th • 10:00 am (EST)

Auction will be held at the
Beef House Restaurant, Covington, IN



Online Bidding Available!

FARMLAND AUCTION

± **214.18** acres
Offered in 3 Tracts

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Danville, IL
Permit No. 234

Wednesday, March 15th • 10:00 am (EST)

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Located in Part of Section 2
Helt TWP. Vermillion County, IN

Wednesday, March 15th • 10:00 am (EST)

FARMLAND AUCTION

± **214.18** acres
Offered in 3 Tracts

- Class A Soils
- 1/2 Mile Rows
- Excellent Yield History
- 2 Miles South of AC Grain
- Open Farm Tenancy for 2023

Online Bidding Available!

Auction will be held at the
Beef House Restaurant,
Covington, IN



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Located in Part of Section 2
Helt TWP. Vermillion County, IN

Travis Selby
Land Broker and Auctioneer
IL Lic# 441.001485
Mobile Phone: 217-304-1686
Travis@AgExchange.com

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±214.18 acres

Offered in 3 Tracts

Auction Date:
Wednesday, March 15th 10:00 am (EST)

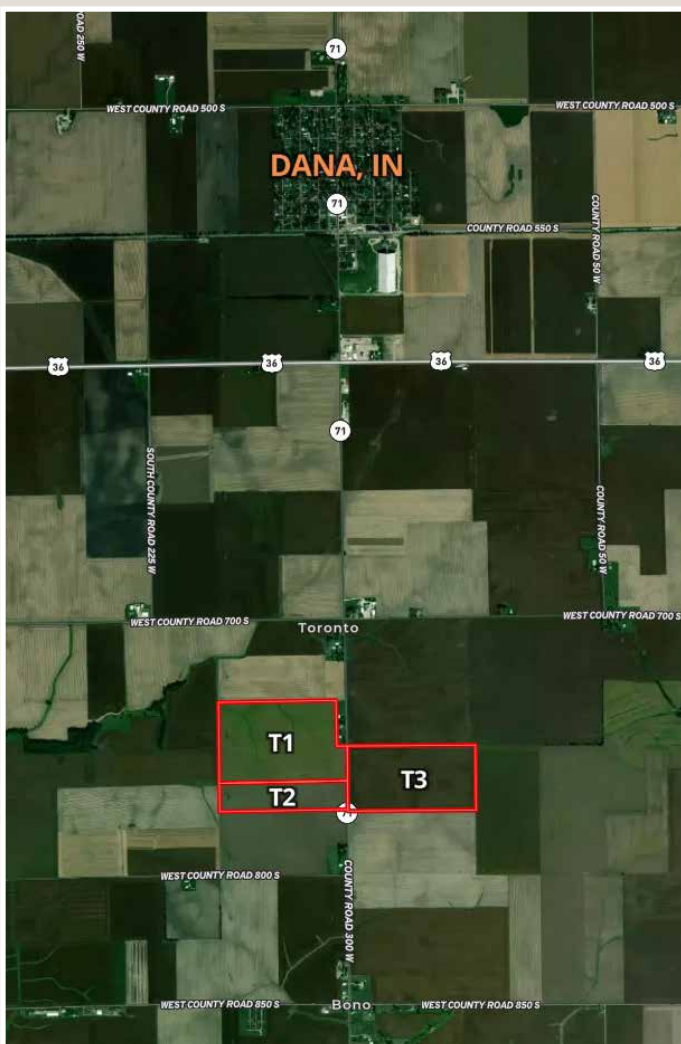
Auction Location:
Beef House Restaurant
16501 N State Road 63, Covington, IN 47932

Farm Location:
Farm is located 2 miles south of Dana, IN.
1.5 miles south of State Road 71 and US 36 intersection.
Section 2, T15N - R10W, Helt TWP. Vermilion County, IN.

- **Class A Soils**
- **1/2 Miles Rows**
- **Excellent Yield History**
- **2 Miles South of AC Grain**
- **Open Farm Tenancy 2023**

ONLINE BIDDING AVAILABLE!
Online pre-bidding begins Friday, March 10th, 2023,
at 8:00 AM, closing Wednesday, March 15th, 2023,
at the close of the live event.
To Register and Bid on this Auction, go to:
WWW.AGEXCHANGE.COM

**Contact Travis Selby for
additional property information**
Cell: 217-304-1686
Travis@AgExchange.com
visit www.Ag-Exchange.com



T1 SOIL GRAPH									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Sb	Sable silty clay loam, loamy till substratum	53.19	54.9%		Ilw	94	94	75	77
RbA	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	19.56	20.2%		lw	86	86	75	80
FgA	Flanagan silt loam, 0 to 2 percent slopes	15.01	15.5%		lw	90	90	74	76
DaB	Dana silt loam, 2 to 5 percent slopes	7.81	8.1%		lle	90	90	74	79
PtB	Proctor silt loam, 2 to 5 percent slopes	1.29	1.3%		lle	88	88	70	78
Weighted Average					1.64	*n 91.4	*n 91.4	*n 74.7	*n 77.6

T2 SOIL GRAPH									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Sb	Sable silty clay loam, loamy till substratum	22.90	63.1%		Ilw	94	94	75	77
FgA	Flanagan silt loam, 0 to 2 percent slopes	8.81	24.3%		lw	90	90	74	76
RbA	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	3.39	9.3%		lw	86	86	75	80
DaB	Dana silt loam, 2 to 5 percent slopes	1.18	3.3%		lle	90	90	74	79
Weighted Average					1.66	*n 92.2	*n 92.2	*n 74.7	*n 77.1

T3 SOIL GRAPH									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Sb	Sable silty clay loam, loamy till substratum	41.89	51.7%		Ilw	94	94	75	77
FgA	Flanagan silt loam, 0 to 2 percent slopes	22.40	27.6%		lw	90	90	74	76
DaB	Dana silt loam, 2 to 5 percent slopes	15.63	19.3%		lle	90	90	74	79
PtB	Proctor silt loam, 2 to 5 percent slopes	1.12	1.4%		lle	88	88	70	78
Weighted Average					1.72	*n 92	*n 92	*n 74.5	*n 77.1

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T1: +/- 96.86 Acres; 91.40 NCCPI SOIL RATING.
All tillable except for the roadside ditch.
Assessor PIN: 83-11-02-300-001.000-007
\$3,048 Real Estate Tax = \$31.46/acre.
Buyer shall reimburse Holbert Farms Inc for Fertilizer and Lime at closing in the amount of:
\$6,602.95 Fertilizer and \$3,034.62 Lime = Total T1 reimbursement due at closing \$9,637.57.

T2: +/- 36.28 Acres; 92.20 NCCPI SOIL RATING.
All tillable except for the roadside ditch.
Assessor PIN: 83-11-02-300-002.000-007
\$1,138 Real Estate Tax = \$31.36/acre.
Buyer shall reimburse Holbert Farms Inc for Fertilizer and Lime at closing in the amount of:
\$2,473.21 Fertilizer and \$1,136.65 Lime = Total T2 reimbursement due at closing \$3,609.86.

T1 & T2: 5 yr APH, 211.31 bu corn - 77.43 bu soybeans

T3: +/- 81.04 Acres; 92.00 NCCPI SOIL RATING.
All tillable except for the roadside ditch.
Assessor PIN: 83-11-02-400-001.001-007
\$2,526 Real Estate Tax = \$37.17/acre.

T3: 5 yr APH, 203.32 bu corn - 71.89 bu soybeans.



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