

LAND AUCTION



46.54 AC± | 1 TRACT | MONTGOMERY CO, IN

AUCTION - SEALED BID ONLY

FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

BIDS DUE BY: 10/11/23 | TIME: 5:00 PM CDT

AUCTION LOCATION: Go to [Ranchandfarmauctions.com](https://ranchandfarmauctions.com), call 217-922-0811 or email directors@ranchandfarmauctions.com to request an Information Packet and Sealed Bid Form.

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| • Deeded acres:46.54± | • Possession: Immediate possession |
| • Soil Types: Fincastle-Miami silt loams,
Ockley silt loam, Mahalasville silty clay loam,
Camden silt loam | subject to current tenants rights for 2023 |
| • Soil PI/NCCPI/CSR2:NCCPI 78 | • Survey needed?: No survey needed |
| • CRP Acres/payment:25 ac paying \$7000/year | • Brief Legal: W½ SE¼ S8 T20N R4W in
Montgomery Co, IN |
| • Taxes: \$1,756.46 | • PIDs: 54-02-08-400-011.001-016 |
| • Lease Status: Open Tenancy for 2024
crop year | • Lat/Lon: 40.1901, -86.8934 |
| | • Zip Code: 47955 |

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ANDREW MALOTT, AGENT: 574.225.2699 | andrew.malott@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (RC51300040)
Dan Bates Jr, Ranch & Farm Auctions (RC52000047), Indiana Broker License # RB14027345 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Andrew Malott, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 574.225.2699 | Cody Lowderman, IN Auctioneer, AU11100014

AUCTION – SEALED BID ONLY

Can use the form attached, by clicking “Bid Now” on the website or emailing the form.

****Important note.** Your bid online is kept confidential and no one can see the bid but you. Bid with confidence online or by using the Sealed bid form.

Listed for sale is a property that offers a diverse range of features and opportunities for a new owner. The combination of tillable acreage, mature timber, thick bedding cover, and CRP enrollment provides a variety of potential uses for this property, including hunting, recreation, and income. The ample amount of deer and turkey sign suggest that this property holds a lot of deer and turkeys! This area is known for it! Also, I have heard this area houses a great pheasant population and offers good morel mushroom hunting opportunities. The mature timber and thick bedding cover provide additional habitat for wildlife. The mature timber consists of black walnut, cherry, maple, hickory, and oak, which could provide another source of income in the future. This tract offers great contour and structure, and after the CRP contract expires at the end of 2026, there could be several good locations for food plots to better enhance the hunting opportunities that this property has to offer.

Most of the tillable acreage, 25± acres is currently enrolled in CRP through the end of 2026. This provides an annual income of \$7,000. 3± acres is currently in a corn/soybean crop rotation, which is located at the southeast portion of the property. This property has high quality, productive soils with an average NCCPI of 77.1, Corn WAPI of 140.97 and Soybean WAPI of 47.22. Silt loam and silty clay loam make up most of the soil types offered on this property. After the CRP contract expires this would be a great opportunity to turn this tillable acreage back in to crop production.

The property’s location between Crawfordsville and Lafayette, near Linden, is convenient for access and provides a desirable area. This could be a great spot for a future building location, an RV park, horseback riding, a pasture for livestock, or any other activity that you desire. This property also has a gas line easement running through the property, so keep that in mind.

Overall, this property offers a range of possibilities for its new owner or anyone looking to invest in land for hunting, farming, or recreational purposes. Let’s lace up your boots and look at this property! Call Land Specialist Andrew Malott (574) 225-2699 for more information or a private showing today!



RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

PROPERTY DESCRIPTION

County, State: Montgomery Co, IN

Legal Description: part W ½ SE ¼ S8 T20N R4W

Acres: 46.54±

Owner: Farm Maid, LLC

Farm Tenancy: Open for 2024 crop year. Buyer can take immediate possession

Bid amount per acre. 46.54± acres x \$ _____

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

All bids must be received no later than 5:00 pm, October 10, 2023. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid Form be sent securely through DocuSign for a digital signature. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

Submit all sealed bids to: Email: directors@ranchandfarmauctions.com

Mailing Address: Ranch & Farm Auctions | 115 W. Washington St, Suite 900 | Pittsfield, IL 62363 | **Attn: Directors**

Phone Inquiries or requests: (217) 922-0811

Bidders can also use the secure online bidding portal on the website. Your bids will be confidential and should be made in total dollars not per acre bids. www.ranchandfarmauctions.com

Terms and Conditions.

BIDDERS: By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.

NO CONTINGENCY SALE: All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

DEED AND TITLE COMMITMENT: Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. Current year's taxes are pro-rated through day of closing as is customary.

DEPOSIT: Each high bidder must make a 10% non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

ACCEPTANCE OF BIDS: All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

DISCLAIMER AND ABSENCE OF WARRANTIES: Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information.

AGENCY: Auction Co, Broker and associates represent the seller only in the sale of this property.

TIE BIDS: In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

SURVEY: No survey is required.

LEASES AND GOVERNMENT CONTRACTS: No current leases or contracts on this described real estate. Real Estate sales free and clear of any leases and buyer can have immediate possession for farming the 2022 crop year.

THIS FORM AND ADDITIONAL INFORMATION CAN BE FOUND AT RANCHANDFARMAUCTIONS.COM