



27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Thursday, November 14th • 10:00 am (EST)

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



Live in Person Public Auction
with Online Internet Bidding!

FARMLAND AUCTION

±80 acres
Offered in
1 Tract

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FARMLAND AUCTION

±80 acres
Offered in
1 Tract

- Highly Productive Soils
- 1/2 Mile Rows
- Excellent Yield History
- 6 miles south of AC grain elevator in Dana, IN.
- Open Farm Tenancy for 2025

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Located in Part of Section 25
Helt TWP., Vermillion County, IN

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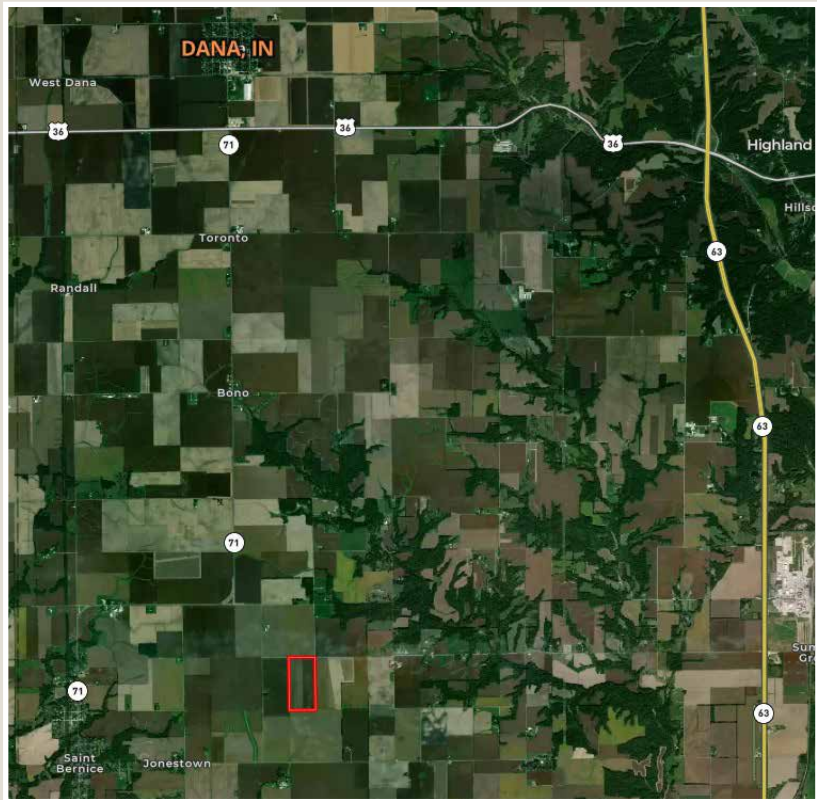
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±80 acres
Offered in 1 Tract

Auction Date:
Thursday, November 14th, 10:00 am (EST)

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

Online Bidding Available: The online pre-bidding begins on Monday, November 11th, 2024, at 8:00 am closing Thursday, November 14th, 2024, at the close of the live event. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM



**Farm is located 6 miles south of Dana, IN.
5.5 miles south of State Rd. 71 and
US 36 intersection.
Section 25, T15N – R10W
Helt TWP, Vermillion County, IN.**

- Highly Productive Soils
- 1/2 Mile Rows
- Excellent Yield History
- 6 miles south of the AC grain elevator in Dana, IN.
- Open Farm Tenancy for 2025



+/- 80 Acres; 83.60 NCCPI SOIL RATING.
All tillable except for the roadside ditch.
Assessor PIN: 83-11-25-200-001.000-007
\$3,762 Real Estate Tax = \$47.03/acre.

Auction Terms and Conditions

Procedure: Property will be offered as one individual tract. 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 Monday, November 11th, 2024, at 8:00 AM closing Thursday, November 14th, 2024, 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.

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 33 days after auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before December 17th, 2024.

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 credit buyer \$3,762.00 at closing for the 2024 payable 2025 real estate tax. It shall be the buyer's responsibility to pay the 2024 payable 2025 real estate tax, when due.

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.

Sellers: Loretta J Johnson Co-Trustee, and Pamela K Kyle Co-Trustee.

Soil Graph 83.6 NCCPI									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Ra	Ragsdale silt loam	64.24	80.2%		IIw	84	72	60	84
FcA	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	15.33	19.2%		IIw	82	82	72	71
ReA	Reesville silt loam, 0 to 2 percent slopes	0.45	0.6%		IIw	87	87	79	81
Weighted Average					2.00	*n 83.6	*n 74	*n 62.4	*n 81.5

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