

LAND AUCTION



135 AC± | 2 TRACTS | JASPER CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/16/24 | **AUCTION TIME:** 1:00 PM CST

EMBERS VENUE | 230 W WASHINGTON ST., RENSSELAER, IN 47978

OPEN HOUSE: 3/26 | 2:00 - 4:00PM & 4/6 | 9:00 - 11:00AM

CHILDS FARM | 200 W, RENSSELAER, IN 47978

Here's a nice income producing farm with tillable ground, woods, hunting, and possible future home sites that has been owned by the same family for over 125 years! This larger, 135-acre parcel is located in Jasper County, Indiana and has a Rensselaer mailing address. It's in a convenient and desirable location just about 5 miles south of Wheatfield, Indiana and 10 miles north of downtown Rensselaer. Commuting to some of the larger shopping areas or to some nearby major cities is not that difficult with State Road 49 and US Highway 231 just minutes away and I-65 less than 10 miles away. With these travel options, a drive to Chicago is under 1.5 hours and to Indianapolis in less than 2.5 hours. This piece of land has many unique and desirable features and different uses so it could provide benefits to many different types of buyers. Clearly the 90 plus acres of tillable farm ground is the cornerstone of the property. Consisting of some sandy loam soils and drained muck soils it has been a consistent producer of corn and bean crops. A central drainage ditch and a low area on the north side may allow for some improved drainage of even a great pond site for water retention and as a desirable improvement to the property. The balance of the property supports a great mix of woods and mature timber including several species of oaks, hickory, cherry, walnut, and other hard and softwood trees. Much of the 2000+ feet of road frontage is all wooded with the timber stretching out into the farm fields with some attractive cuts and fingers. This could also be a good real estate investment with increased land values and residential building in this area. Many land buyers and home builders have sought out properties in quaint farming towns like this one for their future homesite. You get the privacy, seclusion and benefits that rural towns and county living offer but the convenience and amenities you can utilize in just a short drive and easy road access.



TRACT 1: 85 ± ACRES

This 85 ± acre tract is a perfect mix of good producing tillable farm ground, wide open spaces, and wooded acreage and future opportunities. With this you will have a property that offers a good balance in a multi-use or investment property. With almost 50 acres of tillable farm ground, it has been a reliable producer with consistent yields and steady income from cash rent or a nice addition to your current farming operation. It may also be some of the property's other features that you may find more appealing with the current or potential uses. In addition to the farm ground, the balance of the property consists of approximately 35 acres of timber and woods lining the 1300 feet of road frontage. It's a mix of hardwood and softwood trees with varying age structure. With gently varying changes in the elevation and topography and several fingers and cuts where the woods reach out or recede in and out of the adjacent farm ground create some interesting and appealing natural features. Because of the diverse and natural habitat, the property is attractive to deer, turkey and other wildlife. It is also a great property for hunting and recreational use. Additionally, its location and the presence of some newer residential building in the area suggest that this property may also be a good place for your future home or hobby farms. It is not very often that a property of this size and so many potential opportunities and uses becomes available. If a larger or smaller piece of land fits your need better, there is also a 50-acre parcel with a farm ground and timber mix that could be purchased together with this one or by itself.



TRACT 2: 50 ± ACRES

Offered for auction is a nice, 50 ± acre, mixed-use property which offers a lot of opportunity and benefits to the future owner. The first of many is the FSA reported 45.68 acres of productive farm ground. Consisting of some loamy sand and drained muck soils, and Weighted Average Productivity Index (WAPI) of 131.1, it could add some additional acres to your current farming operation or be a source of consistent and reliable income for the new owner. Located in Jasper County, Rensselaer, Indiana and in an area of predominant farming with some existing rural residential homes as well as newer homes and hobby farms. With a nice mix of production farm ground, a section of mature timber and brush and a small wetland area, this property is suited for many purposes. Of course, farming or farming income is a big benefit but hunting, recreation, conservation or for a future homesite are also possible uses. It has excellent paved road frontage and good access and several spots that could be suitable building sites. Being split off of a larger 135-acre property, there is also a 85 acres tract available as well.

- **Soil Types:**Zadog-Maumee loamy sands Watseka-Maumee loamy sands, Morocco loamy sand, Muskego muck, drained
- **Soil PI/NCCPI/CSR2:**48.21 NCCPI, 131.1 WAPI
- **CRP Acres/payment:**..... No CRP
- **Taxes:**\$1,271.00 for 135 acres
- **Lease Status:**Open Tenancy for 2025 crop year
- **Possession:**Immediate possession subject to current tenants rights for 2024
- **Survey needed?:**If sold in 2 tracts, a survey will be complete prior to closing
- **Brief Legal:**...N½ N½ SE,40A; S½ NE,80A; PT E LATL 77 SE NW,12.73A; PT E LATL 77 N½ NE SW,2.99A.27 31 6
- **PIDs:**37-13-27-000-005.000-032
- **Lat/Lon:**41.1092, -87.0832
- **Zip Code:**..... 47978

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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TRACT 2
50
ACRES ±

TRACT 1
85
ACRES ±



TERMS OF SALE

Thank you for participating in this auction. Please familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read and agree to the terms and conditions. By bidding you are representing that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card or paddle number and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder. The successful bidder will be required to execute a Sales Agreement at the conclusion of the auction and submit the appropriate down payment in a timely manner as instructed by the Auctioneer.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. The Broker and Auction Company represent the seller only and do not inspect properties on the bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(ies). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quitclaim Bill of Sale unless otherwise noted in the Disclosures). The current year's taxes are prorated through the day of closing as is customary unless otherwise noted or announced on sale day.

Or in abstract states, the seller shall provide a continuation of the abstract of title through the date of sale for the buyer or buyers attorney to examine.

The sale of this property may be subject to a Buyer's Premium, which will be added to the high bid and included in the total purchase price. Please see the Auction Day Notes, The Contract for Sale, and/or the Auctioneer for specifics about the property you wish to bid on.

Tracts sold by the acre - The contract will indicate the current acreage, bid per acre and the high bid will be the current acreage multiplied by the high bid per acre. If a survey is required prior to closing that would result in a change to acreage, the contract will be adjusted to that acreage prior to closing and the

purchase price will reflect that change in acreage.

If a survey is required, it is typically done immediately following the auction. The per acre bid at auction will then be multiplied by actual surveyed acres to determine the final sales price at closing. The purchase agreement and sales day announcements will identify the party responsible for survey cost.

Each high bidder must sign a purchase agreement and make a 10% non-refundable deposit immediately following the auction to the designated Title Company or escrow agent noted on the Purchase Agreement. Cash, wire transfers, cashier's checks, personal checks and business checks (electronically processed) are accepted. For online only auctions, wire transfers are the preferred method for deposits. Wire instructions will be sent from the escrow agent or title company at the conclusion of the auction or the next day. The balance of the purchase price and all closing costs are due within 30 days unless otherwise noted or announced. Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or reschedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding happens quickly. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

For online only sales, click the "Bid Now" button to enter your bid. Be sure to create an account and sign in early so you do not miss the opportunity to bid. You can also enter a maximum bid to allow for bids to be increased by the noted increments up to your high bid. If you cannot log in, feel free to call (217) 922-0811 to reach customer service to register and bid by phone.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to court or seller approval unless otherwise noted as "Absolute". Most sales are approved within 2 business days. Buyers are not

allowed possession until closing and filing of the deed, at which time the property should be re-keyed if required. 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.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are outbid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Ranch & Farms Auctions, LLC, Whitetail Properties Real Estate, LLC and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of any and all disclaimers. 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.

The information contained within is believed to be accurate, but Seller and Auction Company do not warrant any information contained within the description. All lines on maps are approximate and buyers should verify the information. All stated measurements including but not limited to acreage, sq footage, map dimensions, and/or sketches are stated for marketing purpose only unless it is stated that the measurements are verified by an independent surveyor or other source. All measurements shall be assumed to be approximate or more/less and obtained from sources to be considered reliable such as: government tax records, mapping software, assessor's office records or FSA maps. Legal descriptions may be subject to existing fence/field boundaries. No warranty is expressed or implied as to the exact acreages of property. The purchase price based on these measurements entered on the purchase agreement is final unless buyer and seller have agreed otherwise in writing prior to signing. If exact acreage or square footage is a concern, the Property should be independently measured. Online Bidding Disclaimer; Under no circumstances shall Bidder have any kind of claim against Auction company, auctioneer, broker or anyone else, if the Internet

service fails to work correctly before or during the auction. Auction company, auctioneer and broker cannot guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. Internet bidding is subject to delays and potential failure that is outside of the control of the auction company. You agree to hold Auction company, auctioneer and broker and its employees harmless for any interruptions or disruptions during online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or canceled if Internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction. The auctioneer has the sole discretion to accept or refuse any bid. The Auction company, auctioneer and broker may change sale order, regroup or modify as needed. Online bidders are encouraged to use the max bid feature and place your bids in a timely fashion. Waiting until the last minute to place your bid can result in the auctioneer recognizing another high bidder because your bid did not show up instantaneously.

All sale day announcements will take precedence over any prior advertising or announcements.

BUYERS PREMIUM:.....0%
TAXES:..... \$1,271.00 for both tracts
TENANCY: Open tenancy for 2025. Farm lease in effect for 2024
RENTS:Buyer to receive 2024 rents
MINERALS:..... Seller owned rights will convey
CLOSING COSTS:Seller to pay title search, title insurance.
Normal closing costs split 50/50
CLOSING DATE:.....On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing subject to 2024 farm lease
SURVEY:To be complete prior to close if sold in 2 tracts
SELLER: Childs
SALE ORDER:..... Sell by the acre/Buyers choice
SALE METHOD:Subject to seller acceptance

**THANK YOU FOR BEING A
PART OF TODAY'S AUCTION!**