

# LAND AUCTION



TRACT 1  
**73.14**  
ACRES ±

**73.14 AC± | 1 TRACT | HOWARD CO, IN**

**AUCTION - SEALED BID ONLY**

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

**BIDS DUE BY: 3/17/23 | TIME: 5:00 PM EDT**

**AUCTION LOCATION:** Go to [Ranchandfarmauctions.com](https://ranchandfarmauctions.com), call 217-922-0811 or email [directors@ranchandfarmauctions.com](mailto:directors@ranchandfarmauctions.com) to request an information packet and Sealed bid form.

A rare opportunity to own this large, productive tillable farm. At 73.14+/- acres, this prime tillable ground could be a great addition to your existing farming operation or investment portfolio. Located in western Howard County just 4.5 miles east of Burlington and 9.5 miles west of Kokomo, this farm will be offered for sale as one tract which includes mostly all tillable land and several potential building sites. This property has great county road frontage where you can enter the field with large farm equipment and also a recorded easement from State Road 22 which also provides easy access. There are two strings of tile that run a good length of the field that helps with field drainage. With an average NCCPI of 77.97 and the primary soil types being Brookston Silty Clay, Fincastle Silt Loam, Russell Silt Loam, this tillable tract is highly productive crop land and currently in a corn/soybean crop rotation. This farm is currently cash rented through 2023 with open tenancy for crop year 2024. If you have any questions, please call Ranch & Farm Land Specialist Andrew Malott at (574) 225-2699 or Joe Gizdic at (217) 299-0332.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
ANDREW MALOTT, AGENT - (574) 225-2699 | [Andrew.Malott@whitetailproperties.com](mailto: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, AU1100014

# 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.

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## **DETAILS:**

**Tract # 1:** 73.14+/-

**Deeded acres:** TBD By Survey

**FSA Farmland Acres:** 70.62+/-

**Soil Types:** Brookston Silty Clay, Fincastle Silt Loam, Russell Silt Loam

**Soil PI/NCCPI/CSR2:** 81.6 NCCPI

**CRP Acres/payment:** N/A

**Taxes:** \$1,259.34

**Lease Status:** Open Tenancy for 2024 crop year (Farm lease agreement in place until year end 2023)

**Possession:** Immediate possession subject to current tenants rights for 2023

**Survey needed?:** Survey needed

**Brief Legal:** W2 NW4 33-24N-2E 74.87 AC

**Lat/Lon:** 40.4851 / -86.3165



# RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

## SEALED BID OFFER FORM

### PROPERTY DESCRIPTION

**Section, Township, Range:** Part of W ½ NW ¼ S 33 T24N R2E in Howard Co, IN

**County, State:** Howard Co, IN

**Parcel ID:** Part of 340233100002000018

**Acres:** 73.14+/- acres

**Owner:** Eller

**Farm Tenancy:** Open for 2024 crop year. Tenant in place for 2023, buyer to receive 2023 rents.

**Tract 1: Bid amount per acre.** 73.14 +/- 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 3/17/2023**. 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 thru 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](mailto: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](http://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](http://RANCHANDFARMAUCTIONS.COM)**