Knox Co., IN Land Auction Farm & Development Land

Busy In The Field?

Call or click in advance to register to bid online or by phone,
Call Listing Broker / Auctioneer & Land Specialist Zane Parrott 812-890-5452



Knox County, Indiana Farm & Development Land Auction 56.65+/- Total Acres

Tract 1 - 42+/- Acres, Near 100% Tillable, ALL NHEL

Tract 2 - 14.65+/- Ac., 4.6+/- Acre Pond, Traditional Barn, Exc. Building Site Being Offered in 2 Tracts to Suite Your Needs!

Thursday, March 14th, 2024, 5 PM Eastern

Auction Location: Holiday Inn Express, 2720 Battery Road, Vincennes, IN 47591

The Mary Ann Ruppel Estate - Seller

Dan Sievers - Attorney



See www.sellafarm.com for absentee biddin

SEE WWW.SELLAFARM.COM!

Visit <u>www.sellafarm.com</u> for complete information including:

4K High Resolution Drone Flyover Tour Additional High-Resolution Ground Photos Additional High-Resolution Aerial Photos Satellite Aerials - Farm Service Agency Maps Farm Service Agency 156EZ Forms

Full Color, Printable or Downloadable Brochure Soil Maps - Topography Maps - Plats

Brief Legal Descriptions - Tax Bills

Royalty Income Accounting
Indiana DNR Classified Forest Mapping

LOCATION / DIRECTIONS

GPS Address for Drive: 5044 State Road 61 Vincennes, IN 47591

All Land is Contiguous!

Directional Signs and Full-Color, Multi-Page Brochures posted.

<u>From Vincennes, IN:</u> From Intersection of Bierhouse Boulevard & Indiana State Road 61, Head South 2.75 Mile to Land Location. Signs Posted.

<u>From Monroe City, IN:</u> Follow Indiana State Road 61 approximately 6 Miles Northwest to Land Location.

BUSY IN THE FIELD? 3 WAYS TO BID!

Auction Type: Live In Person With Live Online Bidding!

Option #1: Live In Person
Holiday Inn Express, 2720 Battery Road, Vincennes, IN 47591

OPTION #2: Bid Live Online from Your phone, tablet or computer!

See www.sellafarm.com for online bidding registration link. Register once and be able to bid and buy at <u>ALL</u> of our Land & Equipment Auctions!

Plus be notified of all upcoming auctions!

OPTION #3: Absentee Over the Phone Bidding!

Phone Bidders Must Call and Register Prior to Auction Date!

Please call our Lawrenceville Office at 618.943.4905 to pre-register!

Auction Date: Thursday, March 14th, 5 PM Eastern

FARM & MINERAL RIGHTS - GUIDED TOUR

Farm Rights: Buyer(s) to have 2024 Farm Rights!

Mineral Rights: Buyer to receive all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers if any.

Possession: Date of closing on Both Tracts.

Land can be Viewed at Your Convenience!

<u>Preview Date For Guided Polaris Tour & Questions:</u>
<u>Thursday, February 29th, 4 - 6 PM Eastern</u>

Please Use Tract 2 as Meeting Location!

AERIAL VIEW



TRACT 1

42+/- Acres, Near 100% Tillable ALL NHEL

Brief Legal: Part of Survey 4, Palmyra Twp, Knox County, Indiana. T3N-R9W.

Access: Access to State Road 61.

Soils: AlB2 Alford Silt Loam, 2-5% slope, 33.23 Ac., 78.7%; AlC2 Alford Silt Loam, 5-10% slope, 7.32 Ac., 17.3%; AlD3 Silt Silt Loam, 10-18% slope, 1.66 Ac., 3.9%; Surety Weighted Average Productivity Index (WAPI): 135.6. ALL NHEL. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes (Tracts 1 & 2 are Currently Combined): Knox Sullivan County Parcel Index Number: 42-11-32-300-005.000-008. Total Estimated Tax Bill for Tracts 1 & 2 Combined: \$1,180.78 Annual Tax plus \$15.82 Drainage Tax for total of: \$1,196.60. County to Divide Accordingly if Sold Separate. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter.

Final Bid Price:

TRACT 2 GROUND PHOTO



TRACT 2

14.65+/- Ac., 4.6+/- Acre Pond, Exc. Building / Development Potential

<u>Tract 2 – 14.65+/- Acres, Beautiful Building Site with Traditional Barn & Mature Trees, 2 Water Wells, Enjoy Evenings with Family around your 4.6+/- Acre Pond!</u>
<u>Latitude:</u> 38.643375 <u>Longitude:</u> -87.447845

Brief Legal: Part of the Survey 4, Palmyra Two, Knox County, Indiana. T3N-R9W.

<u>Access:</u> Access to State Road 61. <u>Please Note:</u> Adjoining Neighbor has easement along current druveway. Buyer of tract 1 to receive easement as well.

<u>Building Site Potential:</u> This Tract Provides Your Opportunity to Purchase a Beautiful Building Site just minutes from Vincennes, IN. Small to Medium Sized Timber, Several Near-Flat, Open Areas for Building Sites with additional areas that can be cleared. The 4.6+/- Acre Pond provides Endless Enjoyment from Fishing, Swimming -or- simply overlooking the water on a Beautiful Southern Indiana Sunset.

<u>Weekend Getaway Paradise:</u> This Tract provides a Great "Home Away From Home" Weekend Getaway Paradise! Convert this into a Permanent Camping Spot that is just minutes from Shopping, Entertainment & Much More!

School District: South Knox

Final Bid Price:

TERMS AND CONDITIONS

FSA Info: Farm No. 1518, Tract No. 2458. Corn Base 24.31 Ac., PLC yield 145; Wheat Base 23.59 Ac., PLC yield 43; Total Base Ac. 47.9. Digital copy of FSA Maps & FSA 156 EZ are posted to www. sellafarm.com, view anytime.

Farm Rights: Buyer(s) to have 2024 Farm Rights.

<u>Mineral Rights:</u> Buyer to receive all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers if any.

Possession: Possession date of closing on All Tracts.

<u>Survey:</u> Advertised Acres are gathered from county/tax records, Farm Service Agency Mapping, along with Survey on file with Indiana DNR for Classified Forest. Digital copy of FSA Maps, FSA 156 EZ & DNR Classified Forest Survey are posted to www.sellafarm.com, view anytime. Actual surveyed acres may change. Any survey cost to be paid by buyer(s). Any acreage difference greater than half ($\frac{1}{2}$) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre & original buyer's premium per acre.

Online Bidders: Please Make sure to hit the Blue "Enter Auction" button as well as the "View Live Stream" Button for live video feed. Online Bidders: Please take special note of the countdown timer shown on the screen. It may be extended or shortened at any moment to reflect when we go to a 2 Minute Countdown timer. Online bidders are encouraged to bid early and often as technical issues may arise. 2 Minute Timer will be placed on the screen once owner confirmation has been obtained.

<u>Terms:</u> 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared, Plan to Close in 30-45 days. Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

<u>Title:</u> Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

<u>Agency:</u> SELLAFARM, Your Team on the Ground and its representatives are acting as Agents for the Seller.

Approval of Bids: Being sold subject to Owner Confirmation.

<u>Bidding:</u> All Bidding will be on a per acre basis from beginning to end on all Tracts. All bidding will be in increments of \$1,000, \$500, \$250, \$100 or \$50 per acre. No other increments will be acknowledged by auctioneer. 2 Minute Countdown Timer will be placed on the screen once final countdown has begun. If any bids, Timer will reset.

<u>Other Announcements:</u> All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made on the podium day of the auction take precedence over any previous information.

<u>Log onto www.sellafarm.com downloadable multi-page brochure, aerials, FSA Maps, Soil & Topography Maps, drone tour, ground photos & plats.</u>

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