

# Prime Carroll County, Indiana Farmland

Offered in 3 Tracts, Combinations or as One Parcel

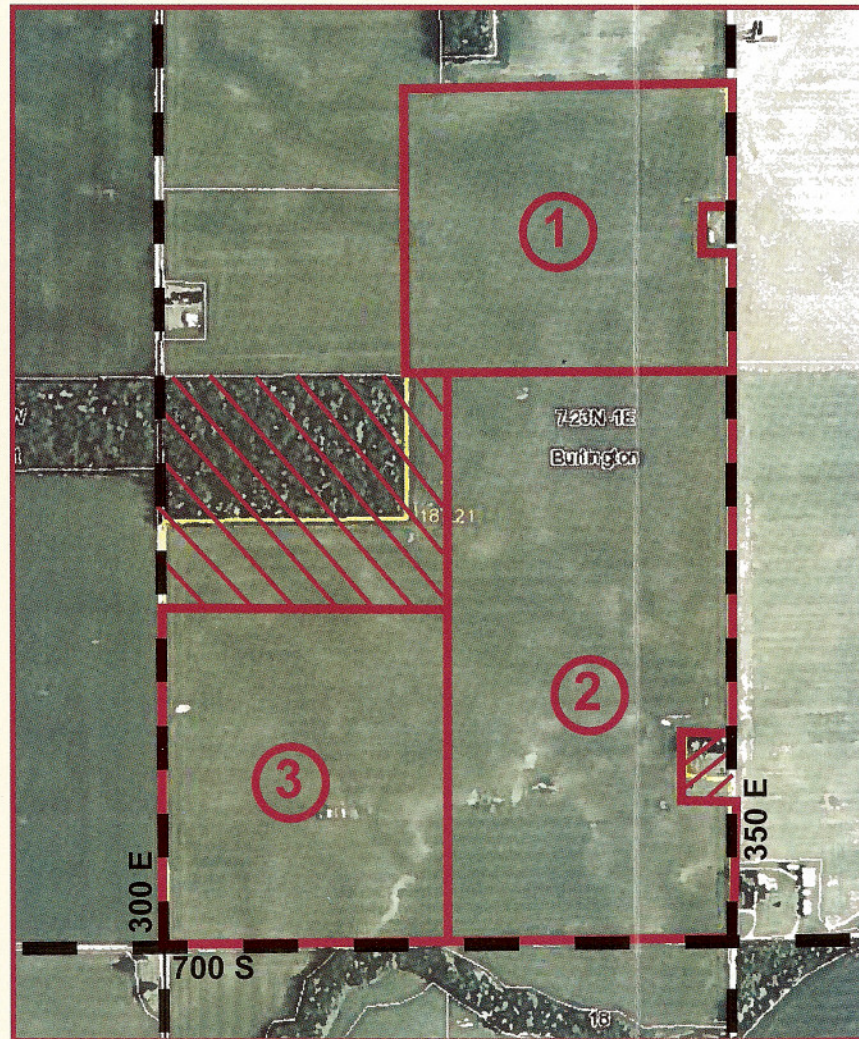
## TRACT DESCRIPTIONS

**TRACT #1:** 45± acres productive land nearly all tillable with road frontage on CR 350 E.

**TRACT #2:** 78.6± acres productive land nearly all tillable. Frontage on CR 350 E and 700 S.

**TRACT #3:** 52± acres productive land nearly all tillable with frontage on CR 700 S and 300 E.

**NOTE:** Tract boundaries and acreages are approximate. There is a power line easement running east to west through tracts 2 and 3.



# Thursday, November 19 at 6:30 PM

## PROPERTY INFORMATION

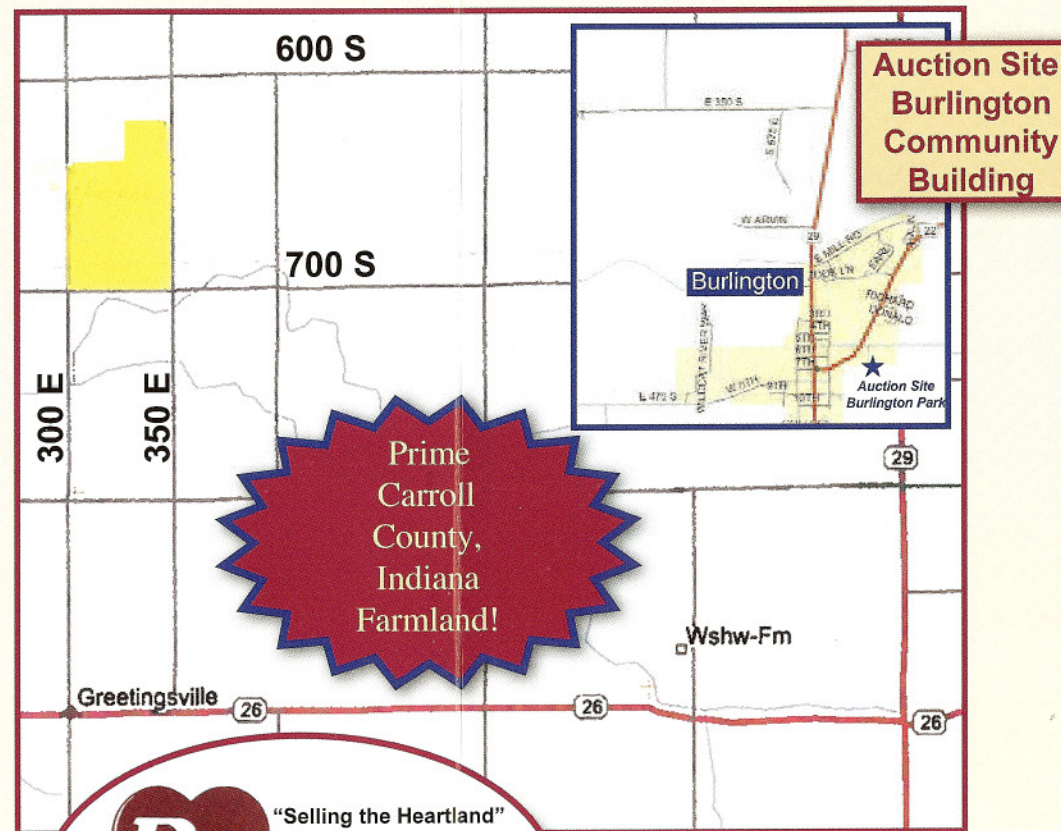
**TOTAL ACRES:** 180±

**PRIMARY SOILS:** Fincastle-Starks Silt Loam, Cyclone Silty Clay Loam, Rockfield Williamstown and others.

**FSA DATA:** The Farm Service Agency shows the following information:

Corn base acreage is 134.7, direct yield is 111 bu./ac. and counter-cyclical yield is 130 bu./ac. The soybean base is 44.9, direct yield is 43 bu./ac. and counter cyclical yield is 51 bu./ac.

**PROPERTY LOCATION:** On Carroll County Road 700 S. between CR 300 E and 350 E., 2 miles south of Burlington to CR 700 S. turn west 3.5 miles to farm.



Bret Rinehart, Auctioneer  
AU 10142356  
Call 574-967-4195  
or 800-388-0229

## **AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The farmland will be offered in 3 individual tracts and combinations. Property will be sold in the manner producing the highest total sale price, subject to the seller's approval. All bidding will be total dollars per tract.

**DOWN PAYMENT:** 10% down payment day of auction with signing of Contract To Purchase, payable in cash, cashier's, personal, or corporate check. Balance of purchase price will be paid in cash at closing.

**CLOSING:** December 29, 2009 or as soon as closing documents are completed.

**POSSESSION:** Possession at closing subject to tenant's rights for 2009 harvest.

**TAXES:** Buyer will assume real estate taxes payable in 2011 and thereafter. The 2009 taxes due and payable in 2010 will be credited to the buyer at closing.

**FINANCING:** BIDDING IS NOT SUBJECT TO FINANCING. Bidders must make certain they have arranged financing prior to the auction and are capable to paying cash at closing.

**SURVEY:** The need for surveys, if any, will be the sole discretion of the seller. Seller will provide survey for any parcel where new boundaries have been created where there is no existing legal description. Purchase prices will be adjusted to reflect any difference between advertised and surveyed acres.

**TITLE:** Seller will furnish an Owner's Policy of Title Insurance in the amount of the purchase price and deeds conveying the real estate.

**DISCLAIMER:** Call for complete bidder's/buyer's packet. The property is being sold on an 'AS IS, WHERE IS, WITH ALL FAULTS' basis and no warranty or representation, either expressed or implied, is made by Rinehart Realtors & Auctioneers, (auction company) or the seller. Bidders are responsible for conducting their own inspections and all due diligence concerning the property and the auction at their own risk.

**AUCTIONEER'S NOTE:** Rinehart Realtors & Auctioneers, Inc. and its representatives are the exclusive agent of the seller. No video taping or photography allowed on the day of auction.

**Duane and Darren Pullen, Owners**