



First Mid

AG SERVICES

John Tammen, Broker

IN Lic.# RB14030167

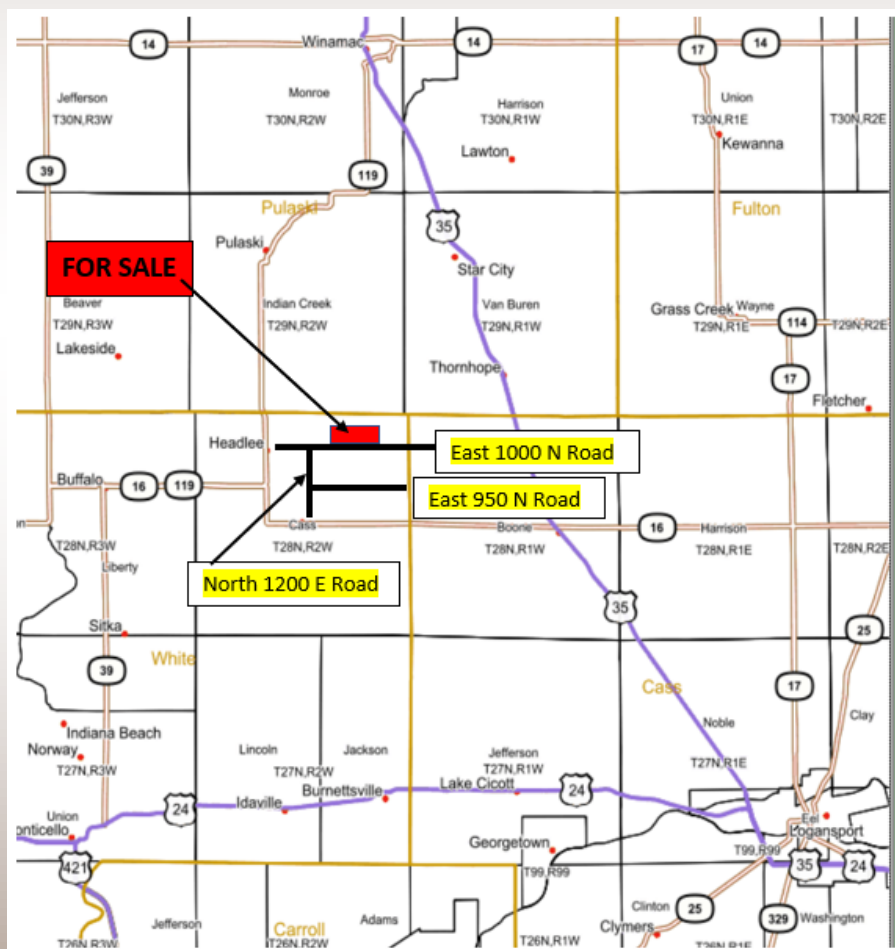
The Travis W. Brown and Mardee A. Brown Family Revocable Trust

This is a highly productive farm located 11 miles East of Buffalo, Indiana.

**White County, IN
Farmland
For Sale!**

81.75 +/- Acres

**Listed @
\$5,340/acre**



- 1 mile of tar & chip road frontage
- Electricity along 1000 North Road
- Deer & Turkey hunting possibilities
- Survey has been completed & smaller acreage divisions would be considered

For More Information Contact:

John Tammen, Broker

(815) 936-8976

E-mail: jtammen@firstmid.com

First Mid Ag Services

125 Mooney Dr, Suite 4
Bourbonnais, IL 60914

Source: AgriData, Inc
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The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. John Tammen is the Listing Broker and designated agent and represents the Seller in this transaction. First Mid, the Seller and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.



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81.75 +/- Acres

Farmland

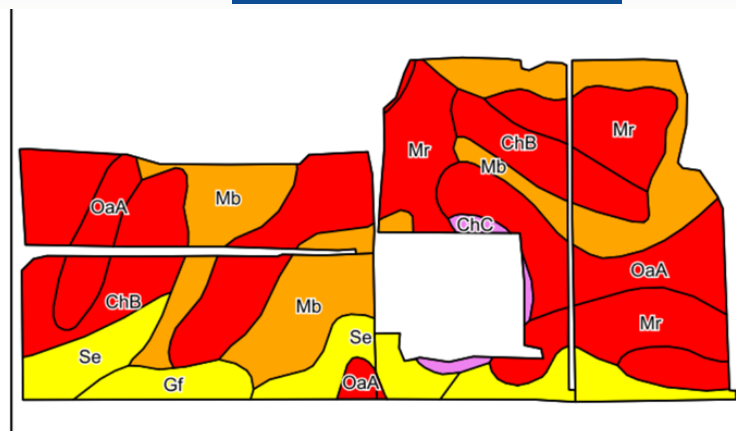
White County, IN

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Aerial Photo



Soil Maps



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2014		47
2015	82	
2016		46
2017	189	
2018		40
2019	138	
Average:	136.33	44.33

Soils Legend:

Mr - Morocco fine sand
Mb - Maumee loamy fine sand
ChB - Chelsea fine sand
OaA - Oakville fine sand, wet substratum
Se - Seafield fine sandy loam
Gf - Gilford fine sandy loam
ChC - Chelsea fine sand



Real Estate Tax Information

Parcel ID	Total Tax Acres	2018 Land Assessment	2018 Building Assessment	2019 Taxes paid in 2020	Taxes per Acre
91-82-03-000-001.200-003	40.00	\$28,800	-	\$497.96	\$12.44
91-82-03-000-001.300-003	40.00	\$39,300	-	\$640.12	\$16.00

General Terms:

Listing Price: \$436,545.00 Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. Owner's title policy in the amount of the sale price will be furnished to Buyer following closing. Buyer must pay for any mortgage or loan title policy requested by Buyer at Buyer's expense. Title policy will be issued subject to (a) standard exceptions; (b) lien of current taxes and special assessments; (c) easements, covenants, and restrictions of record; (d) rights of the public, the State of Indiana, to the part of the land, if any, taken, used or dedicated for roads, streets, alleys, or highways; (e) rights of way for drainage ditches, feeders, lateral and underground pipe or tile, if any; and (f) oil, gas, or other mineral leases and rights thereunder pertaining to any mineral estate excepted, reserved or retained by Sellers or others. Seller will grant 100% possession at closing. Farm has cash rent lease in place for the 2020 crop year and expires December 31, 2020. 2019 real estate taxes due in 2020 to be paid by the Seller via a credit at closing, based upon the most current real estate tax information available. 2020 real estate taxes due in 2021 will be prorated. All mineral rights owned by the Sellers will be conveyed. For more information, request a full brochure at www.firstmidag.com. Call 815-936-8976