

The Loranda Group, Inc.

PUBLIC AUCTION

Located 3 miles SE of Franklin, or 6 miles N of Edinburgh in Johnson County, IN



**THURSDAY
FEBRUARY 10
3:00 PM**



**38.09
±**

ACRES IN 1 TRACT

**For More Information:
Call John Moss @
800-716-8189**



**Farm this
Acreage
in 2022!**

PROPERTY INFORMATION:

TRACT DESCRIPTION: 38.09± total acres located in Section 32 of Blue River Township, featuring tillable farmland and abundant road frontage.

F.S.A. DATA: 38.2 cropland acres / 28.4 acre corn base / 8.4 acre soybean base / 1.4 acre wheat base

PREDOMINANT SOILS: Whitaker silt loam, Ockley loam, and Rensselaer silty clay loam

TAXES: The real estate taxes paid in 2021 totaled \$1,143.14

SELLER: JPMorgan Chase Bank, N.A., as Trustee of the Mabel Hendrickson Trust

**For additional information,
please visit loranda.com.**

AUCTION SITE:

The Hampton Inn

12161 N US 31 Edinburgh, IN



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Group Inc.
800-716-8189
www.loranda.com

DIRECTIONS

To Property: From the NW edge of Edinburgh, travel north/northwest on US Hwy 31 for approximately 6.25 miles to County Road E 250 South. Turn right/east on E 250 S, travel 1.4 miles, and the property will be on your right/south.

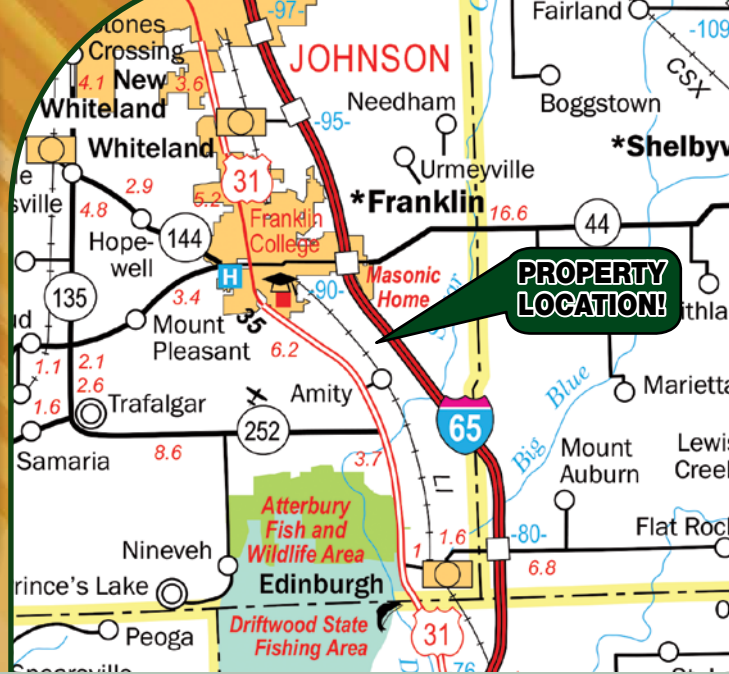
GPS: 39.44218, -85.99160

To Auction Site:

The Hampton Inn, 12161 N US 31 Edinburgh, IN.

From I-65 Exit 76 at Edinburgh, travel NW on U.S. 31 for 0.4 miles to Market Place Drive. Turn right on Market Place Drive and travel 1 block to North Executive Drive. Turn left on North Executive Drive, travel 1 block, and the auction site will be on your left.

GPS: 39.31273, -85.96501



AUCTION TERMS & CONDITIONS

BIDDING: Bids will be taken live (at the auction site) and online utilizing the BidWrangler platform.

REGISTRATION: If bidding online you must be pre-registered at least 48 hours before the start of the sale. To pre-register, visit the loranda.com website and navigate to the "Johnson County 38 Acre Auction" where you can view and download instructions for the registration process. Note that your registration must be approved by Loranda before you will receive a bidder number. Financial information may be requested to ensure that bidders have the financial capacity to both furnish the earnest money and close on the property.

PROCEDURE: This property will be offered as one tract and all bidding will be in dollars per acre.

DOWN PAYMENT: 10% down payment on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash, wire transfer, or by personal check, corporate check, or cashier's check. The remainder of the purchase price is payable in cash at closing.

FINANCING: Keep in mind that **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be certain that you have arranged financing if you need it and are capable of paying cash at closing.

CLOSING: Closing will take place on March 10, 2022, or as soon thereafter as applicable closing documents are completed. Under no circumstance will closing be delayed to accommodate the Buyer or the Buyer's lender.

POSSESSION/LEASE: Farming rights are available for the 2022 crop year.

TAXES: At closing, the Seller will credit the Purchaser for the 2021 real estate and drainage taxes due in 2022. The 2021 taxes payable in 2022, and all subsequent years, shall be the responsibility of the Buyer.

INCOME/EXPENSES: The Purchaser and/or their Tenant shall receive all income from the 2022 crop, and all subsequent years, and pay all expenses for the same. The Seller/Tenant shall retain all income from prior years.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a contract to purchase immediately following the close of bidding at the auction. The final bid price is subject to approval by the Seller.

SURVEY: No survey will be provided as part of this sale.

TITLE: Seller will furnish the Purchaser an Owner's Policy of Title Insurance in the amount of purchase price and will provide a deed conveying the real estate to the Buyer.

AGENCY: The Loranda Group, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or the auction company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a particular use, access, water quantity or quality, or physical or environmental condition. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All acreages are estimates. All information contained in this brochure and any related materials are

subject to the terms and conditions of sale outlined in the purchase contract. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The Seller and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATA, CORRECTIONS AND CHANGES: Please visit the loranda.com website, or arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Video taping, photography, and/or announcements will be allowed on auction day ONLY with prior approval from The Loranda Group, Inc.

COVID: This sale will be conducted live and the State/Local rules for public gatherings in effect on sale day will be adhered to. These could include the use of masks, social distancing, restriction on crowd size, etc.

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**Productive
Farmland**



CR-RT-SORT
POSTAL CUSTOMER

John D. Moss, President
IN Auction Company License #AC3970010
Nick Root, Auctioneer
IN License #AU10200156

6417 N County Road 600 W
Mulberry, IN 46058

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