

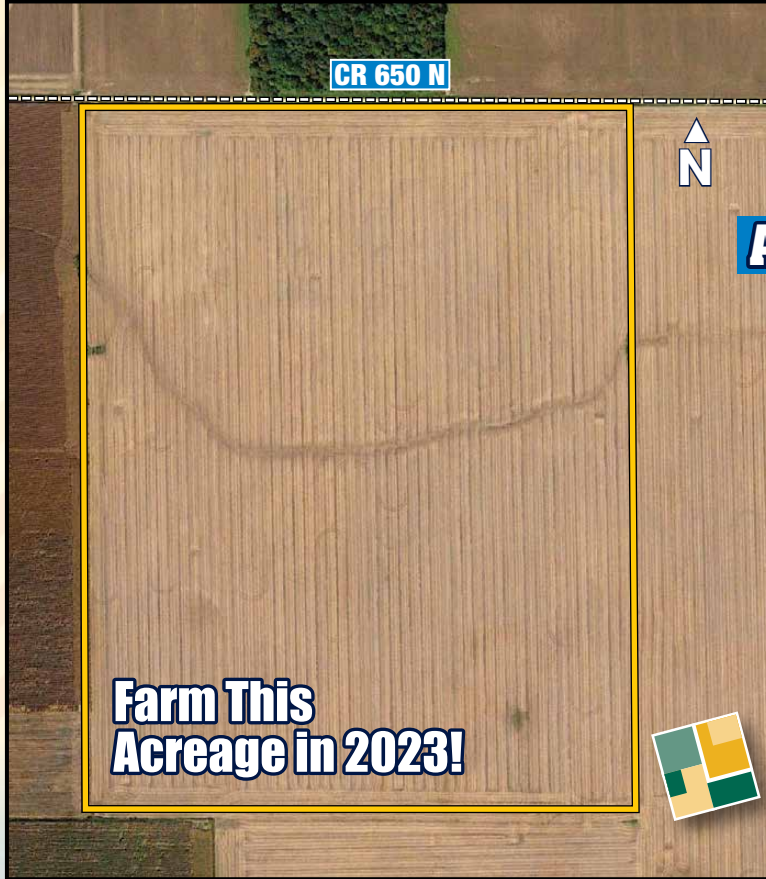
The Loranda Group, Inc.

PUBLIC AUCTION

Located 3 miles SW of Rossville, or
11 miles E of Lafayette in Clinton County, IN



**Productive
Farmland!**



**Farm This
Acreage in 2023!**

120.9[±]

ACRES IN 1 TRACT

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

Directions

To Property:

From the intersection of Indiana State Road 26 and Indiana State Road 39/421 in downtown Rossville, travel south on State Road 39/421 for 2.6 miles to Clinton County Road W 650 North. Turn right/west on W 650 N, travel 1.25 miles, and the property will be on your left/south.

GPS: 40.3806, -86.6094

To Auction Site:

The Rossville Park Pavilion 2 Catron Lane, Rossville, IN

From the intersection of Indiana State Road 26 and Indiana State Road 39/421 in downtown Rossville, travel east on Hwy 26 for 1 block to N East Street. Turn left/north on N East Street and travel 3 1/2 blocks to Catron Lane. Turn right on Catron Lane and the Pavilion will be on your left. **GPS: 40.4210, -86.5915**

Property Information

Tract Description: 120.95± total acres of nearly all tillable, productive farmland located in Section 2 of Ross Township.

F.S.A. Data: 119.73 cropland acres / 58.6 acre corn base – 173 PLC yield / 58.6 acre soybean base – 51 PLC yield

Predominant Soils: Fincastle Crosby silt loams, Treaty silt loam, and Miami-Crosby silt loams: 162.9 WACY

Taxes: The real estate and drainage taxes paid in 2022 totaled \$4,708.58

Sellers: Heirs & Devisees of Wayne J. Gochenour, deceased

**For Additional Information:
visit www.loranda.com**



**Another Loranda Group Auction
800-716-8189 www.loranda.com**

Sale Date: Friday, Jan. 20th - 10AM

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 12 hours before the start of the sale. To pre-register, visit the loranda.com website and navigate to the "Clinton 120.9 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 February 17, 2023, 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 2023 crop year. Note: Fertilizer was applied and cover crops were sown in the fall of 2022. The new Buyer will reimburse the previous tenant for these expenses at closing.

TAXES: At closing, the Seller will credit the Purchaser for the 2022 real estate and drainage taxes due in 2023. The 2022 taxes payable in 2023, 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 2023 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.

PUBLIC SAFETY: This sale will be conducted live within current health rules for public gatherings, which may include the use of masks, social distancing, and other restrictions.



The Loranda Group

6417 N CR 600 W
Mulberry, IN 46058

2105 Eastland Dr., Suite 9
Bloomington, IL 61704



John D. Moss, President
IN Auction Company Lic. # AC39700010

Nick Root, Auctioneer
IN Lic. #AUI0200156

www.loranda.com
E-mail: loranda@loranda.com



**CLINTON CO.
FARMLAND
AUCTION**

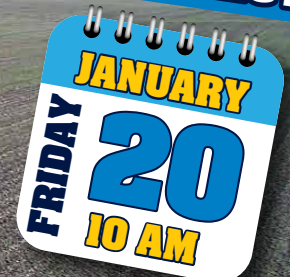
Questions?

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**120.9[±]
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