

Knox Co., IN Auction
125+/- Ac., 113.5+/- Till.
Irrigated, Homestead & Outbuildings

Busy In The Field?

Call or click in advance to register to bid online or by phone,
Call Auctioneers Gregg Parrott Mobile 618-843-4905 or Zane Parrott 812-890-5452

SELLAFARM

YOUR TEAM ON THE GROUND[®]

Knox Co. IN Land Auction

125+/- Ac., 113.5+/- Tillable

Saturday March 10th, 2018, 9AM Eastern

Auction Location: Knight of Columbus Banquet Hall, 401 Felt King Rd, Vincennes, IN 47591

Land Location: Johnson Township, Knox Co., Indiana

Catherine Ruppel Trust - Seller

Christian Education Foundation - Beneficiary

See www.sellafarm.com for absentee bidding!

ALL TRACTS - NORTH AERIAL



TRACT 1

71+/- Acres, Near 100% Tillable

Tract 1 - 71+/- Ac., Near 100% Tillable, Irrigation Equipment to Remain in place, Well
Latitude: 38.588129 **Longitude:** -87.566533

Location: Approx. 2.25 Mi. South of Vincennes, IN on US RT 41 To Saint Thomas Road, follow approx. 2 Miles to "T", Turn West and continue on Saint Thomas Road approx. .25 Mi. to Bulldog Road, West .25 to land location -or- Approx. 6.5 Mi. South of Willow Street on South 6th Street Road to Bulldog Road, East to land location. Signs will be posted. Corners flagged.

Brief Legal: Part of Section 19, Johnson Township, Knox Co., IN. T2N-R10W.

Access: Direct access to Bulldog Road (quality hard surface road) on nearly 100% frontage.

Soils: Sa Selma Loam, 13.70 Ac., 19.4%; EIA Elston Sandy Loam, 0-3% slope, 56.61 Ac., 80.1%; Vn Vincennes Loam, .33 Ac., .5%; Ay Ayrshire Fine Sandy Loam, .06 Ac., .1%;
ALL NHEL.

FSA Info: Farm No. 4050, Corn Base Ac. 72.50, PLC yield 148; Soybean Base Ac. 39.10, PLC yield 37; Total Base Ac. 111.60. also Farm No. 2980, Corn Base Ac. .80, PLC yield 124; Soybean Base Ac. 1.80, PLC yield 39; Total Base Ac. 2.60. **Please Note:** This includes totals for entire farm. Maps & 156 will be posted on www.sellafarm.com under Documents Tab.

ALL TRACTS - SOUTH AERIAL



TRACT 1

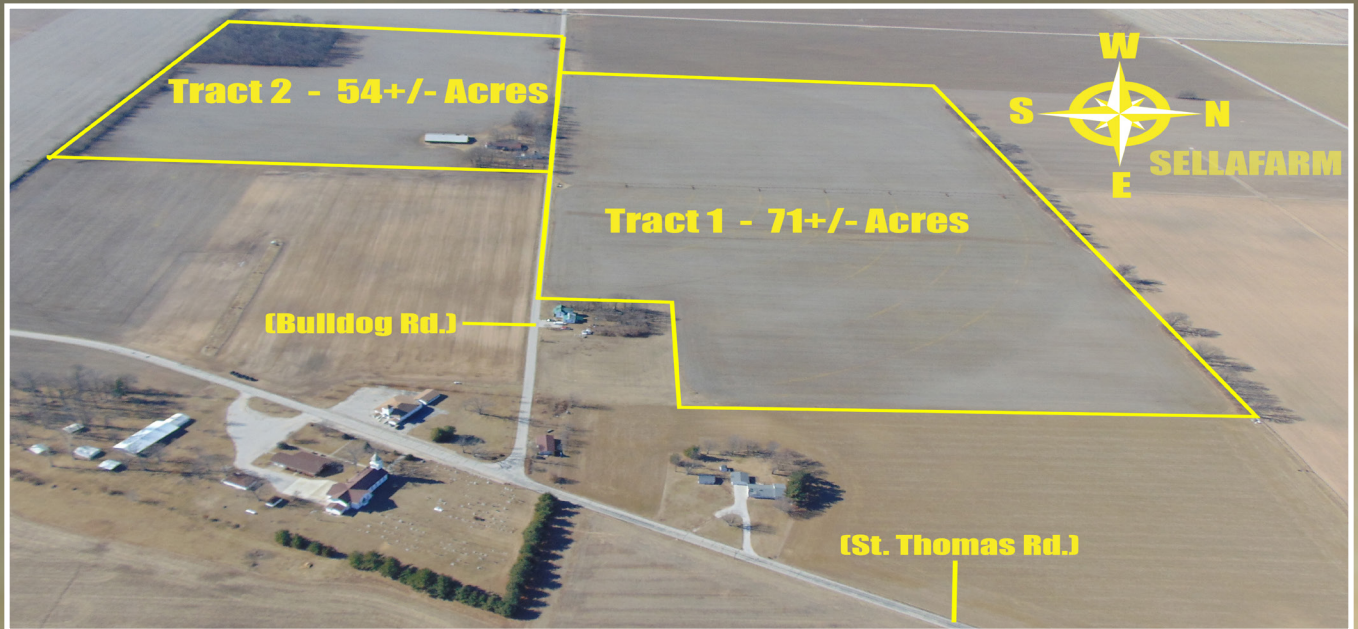
1,210'+/- Wiper Pivot Irrigation,
JD Diesel Engine, PTO & More

R.E. Estimated Taxes: Knox County Parcel No. 42-15-19-400-001.000-006, Total Current Tax of \$2,027.58 including Brevoort Conservancy & Vieck Ditch. 2017 taxes, due & payable 2018 to be paid by SELLA FARM.

Irrigation Info: All irrigation equipment on Tract 1 will remain with the property. Equipment includes 7 section (1,210 feet) wiper pivot irrigation, John Deere 4 cylinder diesel engine, Engine #4039DF001, S#T04039D480695, Rockford Power take off unit, S# 876065, Johnson Gear well head, S#141531 and diesel fuel storage tank. Drilled well is 50 foot depth.



ALL TRACTS - WEST AERIAL



TRACT 2

54+/- Ac., 42.5+/- Tillable

Tract 2 - 54+/- Acres, 42.5+/- Tillable, Home Site, Outbuildings

Latitude: 38.584757 **Longitude:** -87.569623

Location: Directly across road from Tract 1. Signs will be posted. Corners flagged.

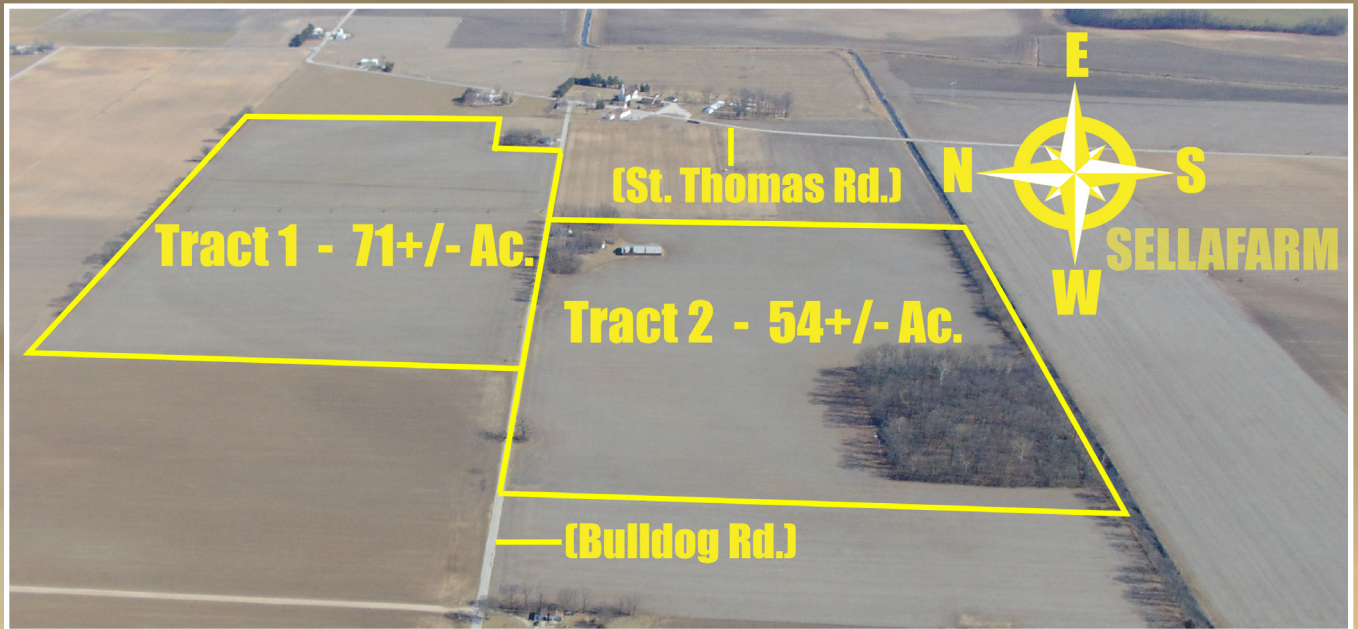
Brief Legal: Part of Section 19, Johnson Township, Knox Co., IN. T2N-R10W.

Access: Direct access to Bulldog Road (quality hard surface road) on nearly 100% frontage.

Soils: Sa Selma Loam, 27.20 Ac., 50.6%; EIA Elston Sandy Loam, 0-3% slope, 14.17 Ac., 26.4%; Vn Vincennes Loam, 12.06 Ac., 22.4%; Ay Ayrshire Fine Sandy Loam, .29 Ac., .5%; **ALL NHEL.**

FSA Info: Farm No. 4050, Corn Base Ac. 72.50, PLC yield 148; Soybean Base Ac. 39.10, PLC yield 37; Total Base Ac. 111.60. also Farm No. 2980, Corn Base Ac. .80, PLC yield 124; Soybean Base Ac. 1.80, PLC yield 39; Total Base Ac. 2.60. **Please Note:** This includes totals for entire farm. Maps & 156 will be posted on www.sellafarm.com under Documents Tab.

ALL TRACTS - EAST AERIAL



TRACT 2

100+ Yr. Homestead, Bins,
Outbuildings & More

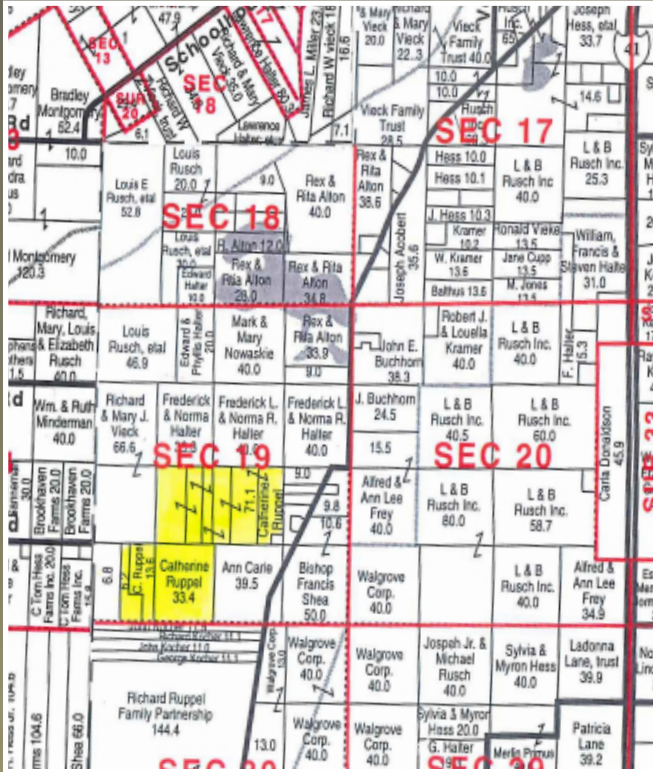
R.E. Estimated Taxes: Knox County Parcel No. 42-15-19-300-003.000-006, 42-15-19-300-004.000-006 & 42-15-19-300-006.000-006, Total Current Tax of \$2,826.82 including Brevoort Conservancy & Vieck Ditch. 2017 taxes, due & payable 2018 to be paid by SELLAFARM.

Homestead & Outbuildings Info: 120' x 68' red open side pole barn w/ 2 slider doors (some roof panels needed); 44' x 80' galvanized pole barn w/ additional 34' x 12' area w/ concrete floor, 2 slider; 2 smaller grain bins, 18' dia, 5 ring tall, no equipment; 100+ Year old Homestead with 2 story farmhouse; Brick construction blacksmith shed; wood sided chicken coop; All properties are sold "AS IS WHERE IS"



PLAT

HOMESTEAD



TERMS

Farm Rights: Buyer to have 2018 farm rights.

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

Possession: Possession date of closing.

Survey: Any survey cost to be paid by buyer(s). Any acreage difference greater than half (1/2) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon orig. bid price per acre & orig. buyer's premium per acre.

Terms: 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared. Have financial arrangements made prior to sale. 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. Being sold subject to owner confirmation.

Prospective Buyer(s) are welcome to walk the land at their Convenience!

**Inspection Date of Monday February 26th from 3-6PM Eastern
to meet a SELLAFARM Representative at the entrance of the Property!**

**Log onto www.sellafarm.com or www.parrottauctions.com for aerials, drone tour & plats,
or call our Auctioneers Gregg Parrott at 618-843-4905 or Zane Parrott at 812-890-5452.**

COMMISSION
COST

RECORDING
FEES

ADVERTISING
COST

STATE
TRANSFER
TAX

SURVEY
COST
(PAID BY BUYER)

SELLERS PAY ZERO

WITH USE OF OUR BUYER'S PREMIUM
(40 ACRES OR MORE)

TRANSFER TAX
DECLARATION
PREP

SURFACE TITLE
SEARCH COST

DEED
PREPARATION

SURFACE TITLE
INSURANCE
COST

12 MO.
SELLER'S
REAL ESTATE
TAX

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