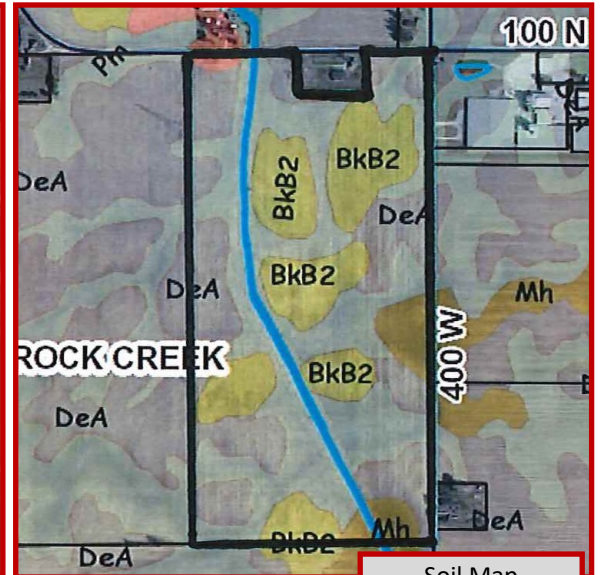
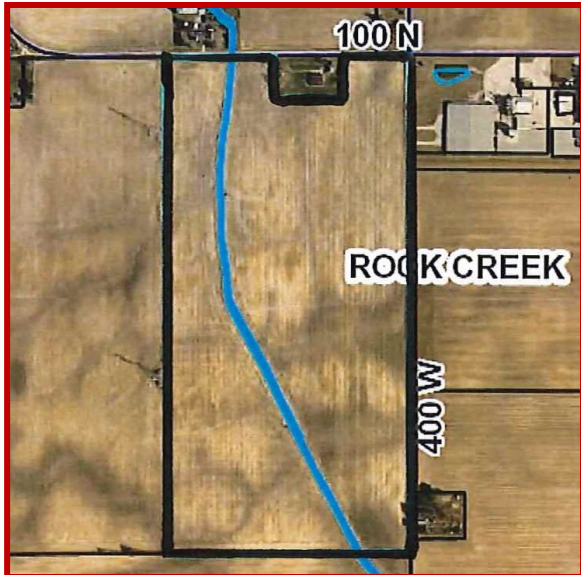


Land Auction

Thursday, April 4, 2019 - Starting @ 6:00 P.M.

Auction Conducted At: Lighted Gardens, Ossian, IN
10794 N. State Road 1, Ossian, IN 46777 (1-1/2 mile north of Ossian, IN on Highway 1)



Soil Map	
Mh	Milford
Pm	Pewamo
BkB2	Blount
DeA	Del Ray

79.02+/- Acres Productive Agriculture Land
(Offered in One Tract)

Rockcreek Township, Section 32, Wells County, IN

Farm Location: Take St. Rd. 124 West of Bluffton approximately 5 miles to Wells County road 400 West, then North 1 mile. (Farm is located on the Southwest corner of Wells County road 100 North and 400 West.

F.S.A. & Soil Information: Farm Service Agency records indicate the subject farm has 75.01 tillable acres. The corn base is 42.30 ac. with a yield of 138 bushels; soybean base of 26.20 ac. with a yield of 42 bushels; and wheat base of 6.50 ac. with a yield of 59 bushels. The Wells County soil map indicates the soil types consist of primarily Milford, Pewamo, Blount, and Del Ray.

Auction Procedure: This farm will be offered as one Individual Tract.

Terms: An earnest money deposit of \$9,500 is required the day of sale with the balance due at final closing on or before May 3, 2019. The sellers will provide an Owner's Policy of Title Insurance, Trustee's Deed and a current Survey. Real estate is being sold for cash terms and is not subject to any lender's requirements in the event the buyers obtain financing. Buyer's who need financing must have financing arranged prior to the auction.

Taxes: The Seller will pay all real estate taxes and ditch assessments due and payable for 2018 payable in 2019. Buyers assume all taxes and assessments due in 2020. According to the Wells County Auditor's office, the estimated 2018 payable in 2019 real estate taxes will be \$1,421.48 for the year plus the ditch assessment of \$109.98 (Rockcreek Conservancy Ditch Assessment \$30.96 and Gordon Ditch Assessment \$79.02).

Possession: Buyer will receive possession of the land upon making the earnest money deposit and entering into a purchase agreement. Proof of insurance coverage is required.

Closing Requirements: Closing shall occur on or before May 3, 2019. The title company's closing or settlement fee and cost of survey shall be shared equally between the buyer and seller.

Easements: Sale is subject to any and all easements of record.

Disclaimer: All information contained in the sale brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. The real estate is sold on an "As Is" basis with no warranty or representations, either expressed or implied concerning this real estate, being made by the Sellers representatives and agents of Holloway Auction Co., Inc.

Agency: Holloway Auction Co., Inc. and its representatives are exclusive agents for the seller.

THIS REAL ESTATE IS BEING SOLD SUBJECT TO THE APPROVAL OF THE TRUSTEE

STATEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL CONTAINED IN ANY ADVERTISEMENT.

Please direct all inquiries concerning this Real Estate to Jody Holloway (260)273-0999; Rudy Frauhofer (260)273-1199; Isaac Stoller (260)413-3515; or Holloway Auction Company, Inc. Office (260)824-5060

Brochures can be downloaded from our website www.HollowayAuction.com

Not Responsible for Accidents

Light Refreshments Served

Shirley M. Hilger, Trust



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Corporate Lic. # AC30900129

Rudy Frauhofer Lic# AU01027407

Isaac Stoller Lic# AU10700090

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