

# LAND Auction



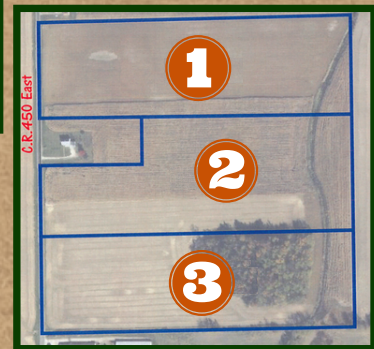
Tuesday, November 22nd @ 6pm

Auction Held at: Lehman Park Pavillion - 212 Park Ave, Berne, IN 46711

Farm Located on S 450 E Between 900 S & 1000 S (east side of road)

Geneva, IN // Adams County // Jefferson Township, Section 20

Offering  
38 ± Acres



- Tract 1: 12.553 ± Tillable Acres
- Tract 2: 13.150 ± Tillable Acres
- Tract 3: 12.5 Acres 10 Acres Tillable, 2.5 Acres Woods



## SOIL MAP BREAKDOWN

BleA: Blount silt loam, end moraine, 0 to 2 percent slopes  
BleB: Blount silt loam, end moraine, 2 to 4 percent slopes  
Pm: Pewamo silty clay, 0 to 2 percent slopes



Elmer K Scare Trust, Owner Darrell Harman & Tom Anderson Trustee

Auction Terms and Conditions: \$10,000.00 nonrefundable down payment due at close of auction Per Tract. Closing to be within 45 days from date of auction, Sellers will pay taxes payable in November 2023 and buyers to assume taxes payable in May 2024 and thereafter. Est.Taxes: Tract 1: \$159.83 /yr, Tract 2:\$167.2 /yr, Tract 3:\$157.98 /yr, Buyer to get possession at closing. A staked survey will be provided with the cost split 50/50 between buyer and seller. Title Search, Title Policy and Closing Fees to be split 50/50 between buyer & Seller, Property sold subject to confirmation of sellers. Not responsible for accidents. Auctioneers Note: All Statements made day of sale takes precedence over all written and oral matter. Auctioneers License: Josh Krueckeberg (AU19800008) (AC31500055)