

THIS AUCTION IS BEING RECORDED - TRACTS

BIDDING PROCEDURE BUYER'S ARE TO FOLLOW WITH NO WAIVER

DATE: Nov. 19, 2022

SELLERS: Lloyd Jones Farms

LOCATION: 730 E. Jones St., Warren, IN.

LEGAL DESCRIPTION: Below is a partial legal description, the full one will be provided at closing.

____ Tract 1: Part. Of the SE ¼, Sec. 16, T26 N, R10 E, Salamonie Twp, Huntington Co., 39.62 +/- Acres

____ Tract 2: Part of the W ½ of the NW ¼, Sec. 21. T26 N, R 10 E, in Salamonie Township, Huntington Co., 73.54 +/- Acres

____ Tract 3: Part of the E ½ of the NE ¼, Sec. 20. T26 N, R 10 E, in Salamonie Township, Huntington Co., 78.94 +/- Acres

____ Tract 4: Part of the W ½ of the NW ¼, Sec. 21. T26 N, R 10 E, in Salamonie Township, Huntington Co., 4.65 Acres

____ Tract 5 Part of the E ½ of the NE ¼, Sec. 20. T26 N, R 10 E, in Salamonie Township, Huntington Co., 9.02 Acres

____ Tract 6: The W ½ of the SW ¼, Sec. 21. T26 N, R 10 E, in Salamonie Township, Huntington Co., 78.72 +/- Acres

____ Tract 7 : A Part of the SE ¼ Sec. 20. T26 N, R 10 E, in Salamonie Township, Huntington Co., 22.71 +/- Acres

____ Tract 8 : A Part of the SE ¼ Sec. 20. T26 N, R 10 E, in Salamonie Township, Huntington Co., 50.68 +/- Acres

____ Tract 9 : A Part of the SE ¼ Sec. 20. T26 N, R 10 E, in Salamonie Township, Huntington Co., 15 +/- Acres

SPECIAL NOTE:

Subject to the approval of the Huntington County Community Development.

Seller will retain the farm income for the 2022.

Wooded Acres on tracts 4,5, & 7 are in the Classified Forest and Wildlands Program. If new boundary lines creates a new parcel that leaves less than 10 acres of woods on the parcel then it must be removed from the program. The buyer will be responsible for removing it and its cost.

Neither the Seller nor Ness Bros. is responsible for any personal property left in the residence and buildings, or on the land at the time possession is granted to Buyer.

--- **BIDDERS PACKET:** All bidders must have registered for the auction and received a Bidder's Packet which includes all documents that the buyer will be signing.

--- **CONDUCT OF THE AUCTION:** Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness to bid, financial ability to buy, etc. All decisions of the Auctioneer are final.

--- **PROCEDURE:** The property will be offered in 9 individual tracts, combinations, or as a whole unit with a total of 373 acre unit. There will be open bidding on each tract and a combination of tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

--- **AGENCY DISCLOSURE & GENERAL OFFICE POLICIES:** Ness Bros. will represent the Seller exclusively unless a Ness Bros. Agent has a signed buyer agency agreement with Buyer, then that agent has a limited agency with Buyer.

--- **DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained online or in the brochure and related material is subject to the terms and conditions outlined in the Purchase Agreement. The Property is being sold on an "AS IS, WHERE IS" basis. No warranty or representation, either expressed or implied, concerning the Property, its

condition, or the condition of any other components on the Property, is made by the Seller or Ness Bros. All sketches and dimensions online or in the brochure are approximate. The information contained online or in the Brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Ness Bros. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

- **TERMS: Earnest Money** of 10% down or \$2,500.00, whichever is greater the day of Auction, balance is due in full upon delivery of the merchantable title and deed free and clear of all liens and encumbrances except as stated herein and subject to easements or restrictions of record. A **Buyer's Premium** of 5%, or minimum of \$2,500, whichever is greater will be added to final bid and included in the total contract price. All bids accepted on the Real Estate subject to Sellers approval.
- **TITLE POLICY:** A preliminary title policy has been prepared by Lime City Title Co., which will be preparing the final title policy plus conducting the Closing. Seller and Buyer agree to use Lime City Title.
- **CONDITIONS:** No offer shall be accepted that is contingent on financing. The Earnest Money will be totally forfeited in the event the Seller accepts the successful bidder's Purchase Agreement in writing and the successful bidder subsequently refuses to proceed to Closing.
- **EXECUTION OF PURCHASE AGREEMENT:** The successful bidder has earned the right to make an offer to the seller; no sale has been completed. The bidder will be required to execute a Real Estate Purchase Agreement immediately following the close of the auction. Buyer's offer expires 11:59 P.M. (local time) seven days after the auction date, unless Seller timely accepts it; the Earnest Money will be returned if Seller does not accept the successful bid, subject to any required approvals.
- **TAXES:** The real estate taxes shall be prorated. Seller shall pay real estate taxes which are payable during the year in which Closing occurs, and taxes payable during the succeeding year, prorated to the date of Closing. Buyer shall assume and pay all subsequent taxes. If at the time of closing the tax bill for the Real Estate for the succeeding year has not been issued, taxes payable shall be computed based on the last tax bill available to the closing agent. The succeeding year's tax bill, because of recently constructed improvements, annexation, reassessment, or similar items may greatly exceed the last tax bill available to the closing agent.
- **GUARANTY:** Any individual submitting a bid or signing the Purchase Agreement on behalf of any entity agrees to be individually bound by all these terms and conditions and individually responsible for payment of the Earnest Money and the balance due.
- **POSSESSION: TRACTS 1, 2, 3, 6, & 8-** The possession of the tillable acres shall be after the harvesting of the 2022 crops or closing whichever is later.
TRACTS 4, 5, & 7- The possession shall be day of closing, subject to tenants rights.
TRACT # 9 - The possession of Home & Buildings Day of closing, subject to tenant rights, the tillable acres shall be after the harvesting of the 2022 crops Or closing which ever is later.
- **SURVEY:** The Seller has a legal description for the property so no survey will be provided. If a survey is requested, it will be paid for by the Buyer. Buyer will pay for any new survey for any parcel where there is no existing legal description or where new boundaries are created by the tract division at the auction.
- **CLOSING:** Balance of the purchase price is due in cash at closing, which will take place on or before the Forty-Fifth (45th) day following the Accepted Date. The fee charged by any closing agent, including an attorney acting as a closing agent for both parties, or Buyer's lender acting in such capacity, for closing services shall be paid equally by the parties. Buyer will be responsible for paying a \$245.00 administration transaction commission payable to Ness Bros.
- **AUCTIONEER RESERVES:** Auctioneer Reserves the right to make changes to an auction, to split or combine lots, cancel, suspend or extend the auction event.

STATEMENTS MADE THE DAY OF AUCTION TAKE PRECEDENCE OVER PREVIOUS PRINTED MATERIALS OR ANY PREVIOUS ORAL STATEMENTS