

# John Tammen, Broker

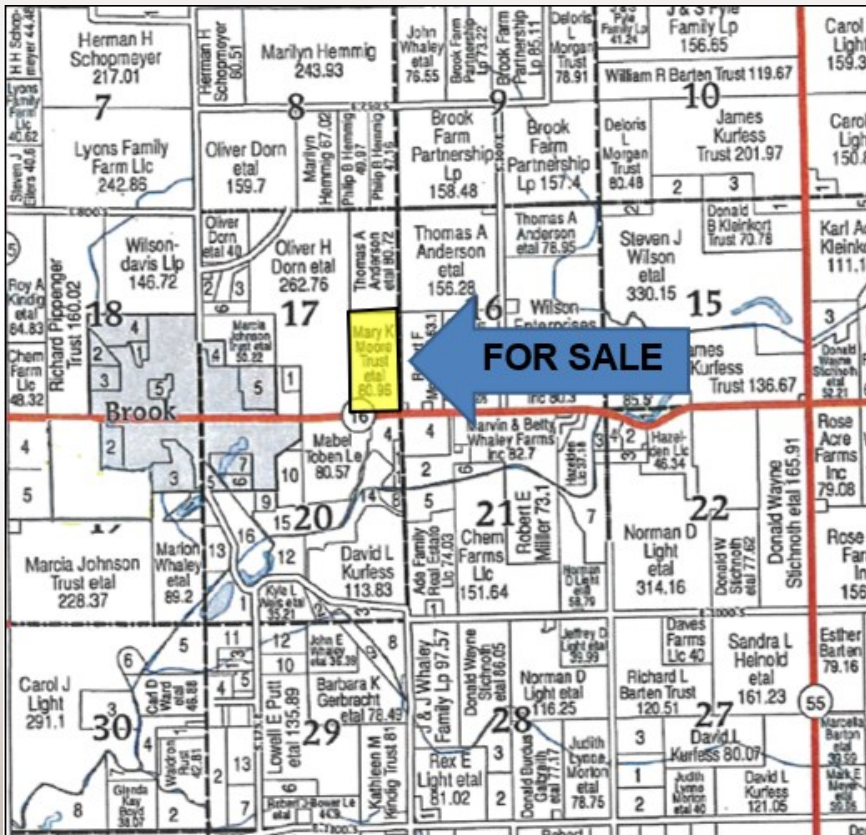


## Newton County, IN Farmland Sealed Bid Auction

### 80+/- Acres

**Sealed bids due  
January 29th**

**The Moore & Nichols Trust Farm**  
This is a highly productive & high % tillable farm located 1/2 mile east of Brook, Indiana along Highway 16. An Excellent Investment Opportunity!



Source: Town and Country Publishing Inc.

- 1/2 mile of road frontage on IN Route 16. Great Access!
- Flat and Black Topography
- 5-year yield history 212 bushels/acre on corn & 66 bushels/acre on soybeans
- 79.94 FSA Cropland Acres
- Private auction on February 2nd for Top 10 Bidders.

**For More Information Contact:**

**John Tammen, Broker**

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**David Klein, Auctioneer**

#AU12000065

**First Mid Ag Services**

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Bourbonnais, IL 60914

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. John Tammen is the Listing Broker and designated agent and represents the Seller in this transaction. First Mid, the Seller and designated agents expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use.

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80.00 +/- Acres  
Sealed Bid Auction  
Newton County, IN

## Aerial Photo



FSA & Soils data provided by AgriData, Inc. Lines drawn are estimates.

### Soils Legend:

SwA - Strole silty clay loam  
Ir - Iroquois fine sandy loam  
Sk - Selma silt clay loam  
GbA - Gilboa-Odell complex  
Mp - Montgomery silty clay loam  
PaA - Papineau fine sandy loam

### FSA Cropland

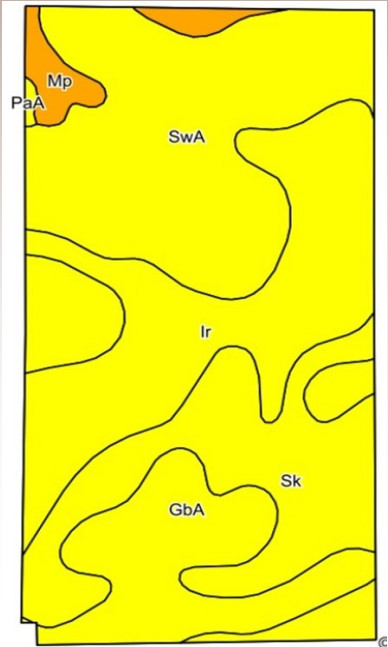
Acres: 79.94

### Buildings:

1 Grain Bin

Call for  
detailed  
brochure &  
Bidder packet.

## Soil Maps



## Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2016	222	57
2017	225	74
2018	223	73
2019	183	57
2020	207	71
<b>Average:</b>	<b>212</b>	<b>66.2</b>

## Real Estate Tax Information

Parcel ID	Total Tax Acres	2019 Land Tax	2019 Building Tax	2019 Taxes Paid in 2020
56-14-17-400-027.000-006	80.00	\$2,375.80	\$6.33	\$2,382.13

### General Terms:

Buyer will enter into a contract with 10% nonrefundable down payment required and balance due at closing on or before March 4, 2021. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller has terminated the existing lease in writing and provided real estate broker with proof thereof. Seller to retain the Landowner's share of 2020 crop sales and government payment proceeds. 2019 real estate taxes payable in 2020 have been paid by Seller. 2020 real estate taxes payable in 2021 to be paid by Seller by a credit at closing based upon the most recent real estate tax information available. 2021 real estate taxes payable in 2022 and all future year's real estate taxes to be paid by Buyer. David Klein, First Mid Ag Services, Auctioneer **Sealed bids are to be presented to First Mid Ag Services by 12:00 NOON, C.S.T on January 29, 2021.** The ten highest sealed bids will have the opportunity to raise their bids on February 2, 2021 to determine the final high bidder. Each eligible bidder will be notified on January 29, 2021 with an email & phone call, followed by a letter confirmation.

[firstmidag.com](http://firstmidag.com) John Tammen, Broker 815-936-8976 or 800-532-5263 Bourbonnais, Illinois [jtammen@firstmid.com](mailto:jtammen@firstmid.com)