SULLIVAN COUNTY, INDIANA
GRAYSVILLE, INDIANA & MEROM, INDIANA

Online Land Auction
799+- Acres

Scan the QR Code to register & download the bidder information packet

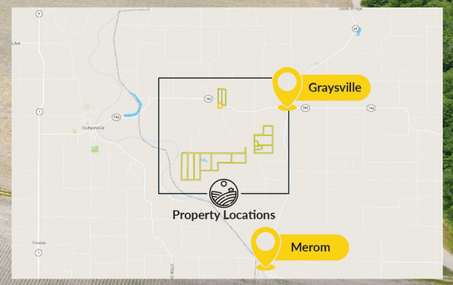
INCREDIBLE
• TIMBER & HUNTING • POTENTIAL HOMESITES
★★★★★ 799 ACRES ★★★★★



Wednesday, Oct. 18th
Bidding 8am-7pm (EST)

Register & Bid Online at www.Auctions.GFarmland.com

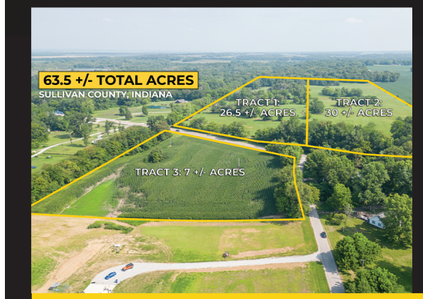
For online bidding information, call Geswein Farm & Land at (765) 426-6666



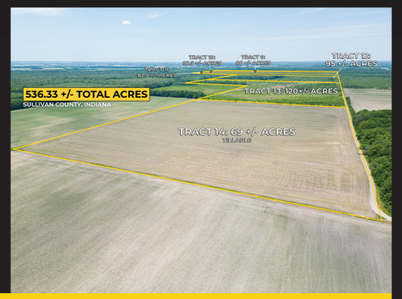
INSPECTION DATES

SEPT 9 | OCT 4

Inspection Dates (EST): Saturday, September 9 from 10 AM – 2 PM & Wed. October 4 from 2 PM – 6 PM.
Meet a Representative at Farm A / Tract 1 on SR 154 OR Meet at Farm B/Tract 4 on CR 900 W



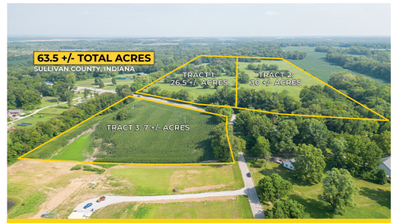




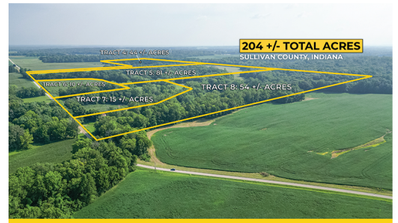
Directions & Property Locations:
Farm A – Tracts 1,2,3: Located on SR 154, just West of Graysville, IN. If travelling from Graysville, go West, just past CR 900 W, property is on both the North & South side of SR 154. If travelling from Illinois, the property is just East of CR 1025 W.

Directions & Property Locations:
Farm B – Tracts 4,5,6,7,8: Located on North CR 900 W, the property is just south of SR 154 & West of 63. From Graysville, head West on SR 154, then turn South on CR 900 W, the farm is on the East side of the road, approx. 0.6 miles south of SR 154.

Directions & Property Locations:
Farm C – Tracts 9,10,11,12,13,14: Located on W CR 100 N, From Graysville, head West on SR 154, then turn South on CR 900 W and travel to CR 975 W, turn West (right) and then Turn South on CR 100 N at the Auction Sign.



FARM A



FARM B



FARM C

FARM A: 63.5+- Total Acres of Rolling Pasture, Mature Trees, Panoramic Views & Wildlife. SR 154, West of Graysville, IN

Tract 1 – 26.5+- Acres: Beautiful & picturesque rolling pasture & mature trees for Potential Homesites or Mini-Farm.

Tract 2 – 30+- Acres: Rolling pasture and mature trees for Potential Homesites.

Tract 3 - 7+- Acres: Potential homesite tract with frontage on SR 154. Nearby city water.

ONCE-IN-A-LIFETIME OPPORTUNITY. "Available for sale for the 1st time ***in over 100 years.*** Once-in-a-lifetime opportunity."

FARM B: 204+- Total Acres of Marketable Timber, Tremendous Whitetail Deer + wildlife sign, Potential Homesites, Tillable acres and more. SW of Graysville, IN on CR 900 W

Tract 4 – 44+- Acres: Mature Timber Tract for Hardwoods, Recreational Hunting or Potential Home/Cabin site. **See Timber Study Analysis in Bidder Packet.**

Tract 5 – 81+- Acres: Mature Timber Tract for Hardwoods & Hunting Opportunities, Fenced Pasture, and Potential Homesites. **See Timber Study Analysis in Bidder Packet.**

Tract 6 – 10+- Acres: Tillable Farmland or Potential Homesite. Approx. 9+- Cropland Acres

Tract 7 – 15+- Acres: Potential Homesite + Pond. Mature Trees w/ some pasture

Tract 8 – 54+- Acres: Mature Timber Tract for Hardwoods, Recreational

FARM C: 536+- Total Acres in Six (6) Tracts. Incredible hunting & recreational opportunities + tillable farmland. SW of Graysville, IN on CR 100 N (just off CR 975 W)

Tract 9 – 80+- Acres: Wooded Hunting & Recreational Tract. Some Timber in Classified Forest & WRP Conservation Easement. Significant Bobwhite Quail sign, Whitetail Deer, Turkey, and Infamous "Merom Flyway" for waterfowl.

Tract 10 – 82.5- Acres: Wooded Hunting & Recreational Tract. Some Timber in Classified Forest & WRP Conservation Easement. Significant Bobwhite Quail sign, Whitetail Deer, Turkey, and Infamous "Merom Flyway" for waterfowl.

Tract 11 – 82.5- Acres: Wooded Hunting & Recreational Tract. Some Timber in Classified Forest & WRP Conservation Easement. Significant Bobwhite Quail sign, Whitetail Deer, Turkey, and Infamous "Merom Flyway" for waterfowl.

Tract 12 - 95+- Acres: Wooded Hunting & Recreational Tract. Seasonal Wetland Pond. Some Timber in Classified Forest & WRP Conservation Easement. Significant Bobwhite Quail sign, Whitetail Deer, Turkey, and Infamous "Merom Flyway" for waterfowl.

Tract 13 - 120+- Acres: Wooded Hunting & Recreational Tract. WRP Conservation Easement. Bobwhite Quail sign, Whitetail Deer, Turkey, and Infamous "Merom Flyway" for waterfowl.

Tract 14 - 69+- Acres: Tillable farmland tract with 66.09 FSA Cropland Acres. Surety WAPI 158.1



Download or Request the detailed Bidder Packet today!
Start a Conversation at (765) 426-6666

SCAN QR CODE FOR PACKET

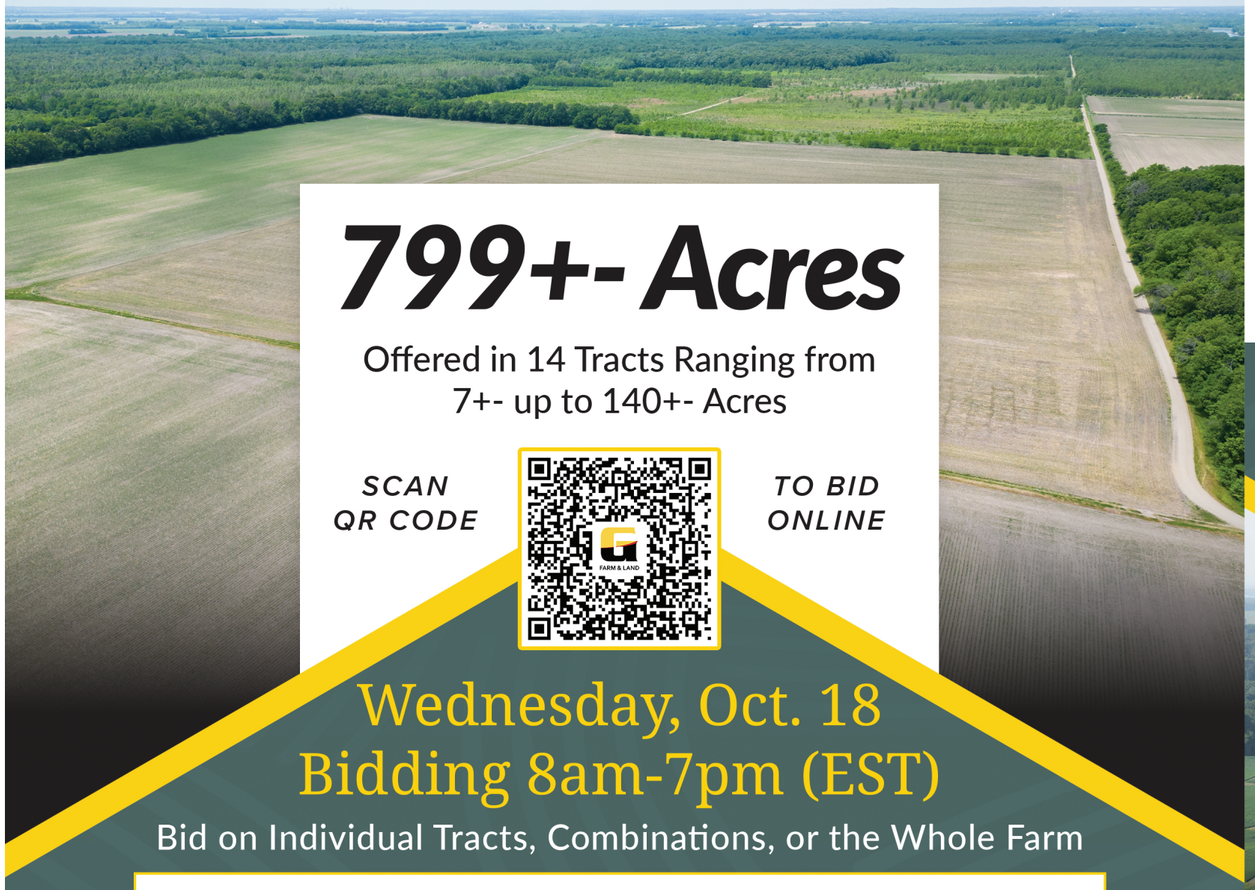
AUCTION TERMS & CONDITIONS

OFFERING PROCEDURE: The successful Bidder(s) must be prepared to present a check or complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (checks/wire transfers) must be made payable to Geswein Farm & Land Realty, LLC. Seller reserves the right to accept or reject any and/or all bids. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price.
DOWN PAYMENT: A down payment for not less than ten (10%) percent of the bid will be required upon acceptance of the high bid(s) on October 18, 2023. The down payment may be made in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL,** be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.
ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.
POSSESSION & CLOSING: Possession will be given at settlement. Successful bidder(s) will pay 10% of the successful bid on the day of sale as earnest money. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 30, 2023 or within five (5) days after any objections to title have been cleared. Final settlement will require wire transfer.
TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.
REAL ESTATE TAXES AND ASSESSMENTS: Seller will pay the 2022 payable in 2023 real estate taxes. 2023 real estate taxes and assessments due and payable in 2024 shall be pro-rated on the date of closing for all transaction closing in 2023. Any closing that occurs in calendar year 2024, Seller shall pay all 2023 payable in 2024 real estate taxes and assessments in the form of a credit to Buyer at closing.
BIDDER RESPONSIBILITY: It is the Bidder/Buyers responsibility to read and review all terms & conditions in the bidder packet prior to bidding on any property. By bidding on the property, the Bidder/Buyer agrees that these terms will supersede all prior discussions, negotiations, and agreements, whether oral or written. **SEE ENTIRETY OF TERMS & CONDITIONS IN THE BIDDER PACKET & AUCTION SOFTWARE.**
EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.
SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller and buyer(s). The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.
MINERAL RIGHTS: Sale shall include 100% of the mineral rights owner by the seller, if any.
ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records, and aerial mapping software.
AGENCY: Geswein Farm & Land Realty, LLC is the exclusive agent of the seller. Indiana Auction License # AU12000053.
PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller, Seller's Agent, and Auctioneer disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. The property is being sold on an **"AS IS, WHERE IS"** basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, auctioneer or real estate agency. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final.
CONFLICTS: In the event of any conflict between this document and the sales contract, the sales contract will prevail.
NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.
RELEASE OF LIABILITY: Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. Attendees hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which attendees, heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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GRAYSVILLE, INDIANA & MEROM, INDIANA

Online Land Auction

TIMBER – HOMESITES – TILLABLE – PASTURE



799+- Acres

Offered in 14 Tracts Ranging from
7+- up to 140+- Acres

SCAN QR CODE — TO BID ONLINE

Wednesday, Oct. 18
Bidding 8am-7pm (EST)

Bid on Individual Tracts, Combinations, or the Whole Farm

- Multiple Potential Homesites
- Significant Timber Investment Opportunity
- Hunting & Recreational Opportunities
- Tillable Farmland Tracts
- Rolling Pasture/Potential Homesites with Views

Auctioneer: Johnny Klemme #AU12000053 Owner: PSW, LLC

GESWEIN FARM & LAND (765) 426-6666 • WWW.GFARMLAND.COM

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GESWEIN FARM & LAND

1100 N. 9th Street
Lafayette, IN 47904

18 Wednesday, Oct. 18th
Bidding 8am-7pm (EST)

Representatives

Nick George: (317) 840-1764

Chris Turnbell: (812) 318-4163

Rob Haubry: (812) 525-8998

Main Office: (765) 426-6666

NAA Auctioneer INDIANA AUCTIONEERS ASSOCIATION

#AU12000053

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GRAYSVILLE, INDIANA & MEROM, INDIANA

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