

BENTON COUNTY FARM REAL ESTATE SALE

Jud Barce and Ingrid Barce, Successor Trustees of the Steven R. Sorenson Declaration of Trust SRS-1 will offer for sale the following real estate on:

Thursday, April 6, 2023
10:00 a.m. Fowler, Indiana time
Benton County Annex Building, 410 South Adeway, Fowler, Indiana

TRACT I: Approx. 40 acres, containing approx. 37.5 tillable acres, located in the Northwest Quarter of the Southeast Quarter of Section 14, Township 26 North, Range 8 West, in Union Township, Benton County, Indiana.

Minimum Bid: \$503,500.00

*TRACT II: Approx. 97.3 acres, containing approx. 94.5 tillable acres, **with one (1) wind turbine**, located in the West Half of Section 13, Township 26 North, Range 8 West, in Union Township, Benton County, Indiana.*

Minimum Bid: \$1,339,500.00

*TRACT III: Approx. 216.2 acres, containing approx. 159.0 tillable acres, and 51.1 acres of grassland habitat (no longer under contract) **with a pole barn, a Ra-Comm tower under lease and one (1) wind turbine**, located in the West Half of Section 13, Township 26 North, Range 8 West, in Union Township, Benton County, Indiana.*

Minimum Bid: \$2,479,500.00

Offering Procedure and Terms of Sale:

Oral bids will begin at the Minimum Bid price and continue until the highest bid is determined. Bids will also be sought for combinations of the tracts, until the highest value to the Trust is received. Successful bidders will be expected to enter into a Purchase Agreement with the Sellers upon acceptance of bid, and to pay ten percent (10%) of the purchase price on the date of sale. Successful bidders will also be permitted to enter into a Lease on the date of sale so they may have immediate possession. The balance of the purchase price will be due at closing, which shall be no later than Friday, May 5, 2023, at which time the successful bidder will be furnished with Owner's Title Insurance and a Trustees' Warranty Deed. Real estate taxes and assessments for 2022 due in 2023, shall be paid by Seller, and taxes for 2023 due in 2024, shall be prorated to the date of closing. The real estate is offered for sale in an "as is" condition. The Sellers reserve the right to reject any or all bids. Sellers will accommodate Section 1031 exchange transactions without expense, liability or closing extension.

B&R

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Your Local Attorneys Since 1891

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