

Corn Auction

Bid Packet

**OFFERING 2016 Corn Crop
275 total acres in two lots!**

**By modified sealed bid. Bids due by September 7th 2016.
100% payment due upon acceptance of bid!**

**Parcels are located in Batavia on:
South Main St Rd, Galloway Rd, Boyce Rd & Kelsey Rd**

Lot #1: 150 acres of corn on the South side of Galloway Road. Tract #5599

Lot #2: 125 acres of corn on Galloway, Boyce, Kelsey and South Main St Roads. Tracts #5481, 5480, 219, 4110, 2621, 4673, 4736, & 218

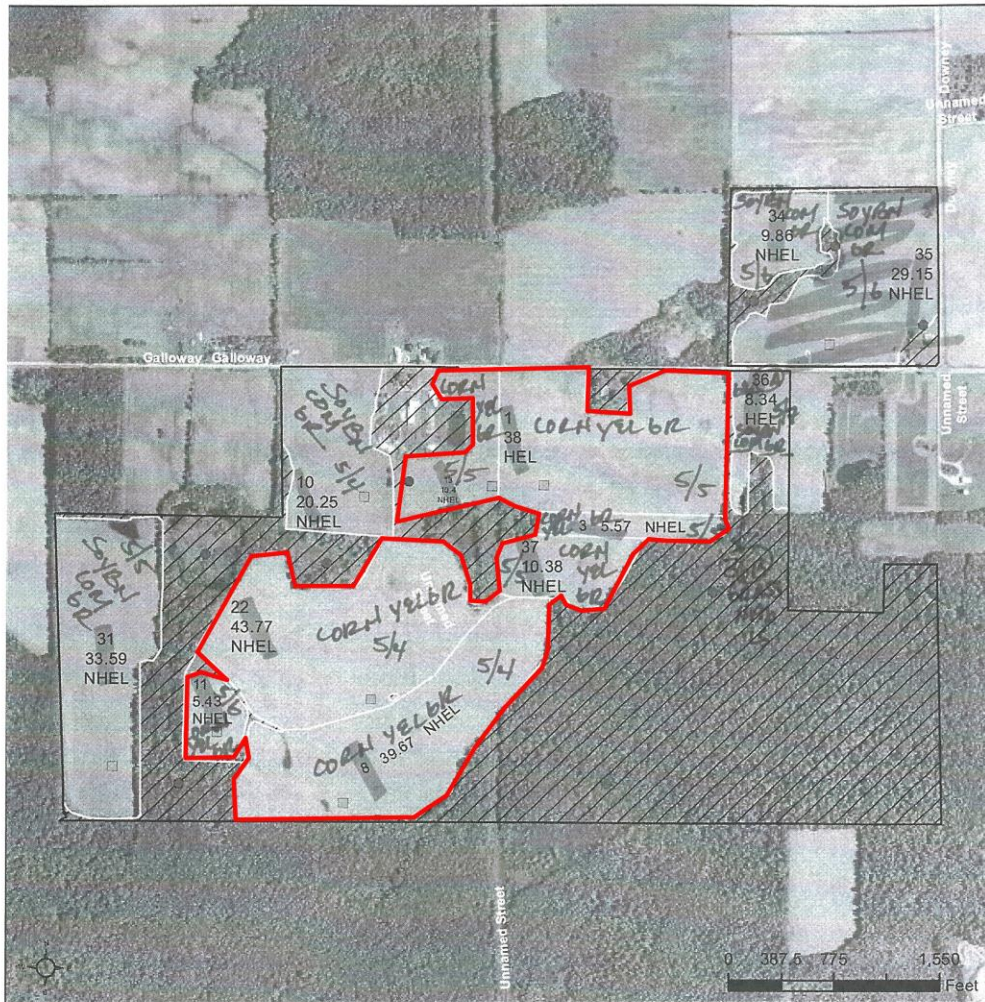
NOTE: Fields are outlined in red in the attached maps. Acreage figures used in packet and for final valuation are from the producer. These figures may be smaller than the FSA figures in the maps!



Corn Auction



Genesee County, New York



Common Land Unit
 Cropland / Non-cropland
 Conservation Reserve Program
Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions
 □ Tract Boundary

2016 Program Year

Map Created September 22, 2015

Farm 7217

Tract 5599

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Lot #1 Map



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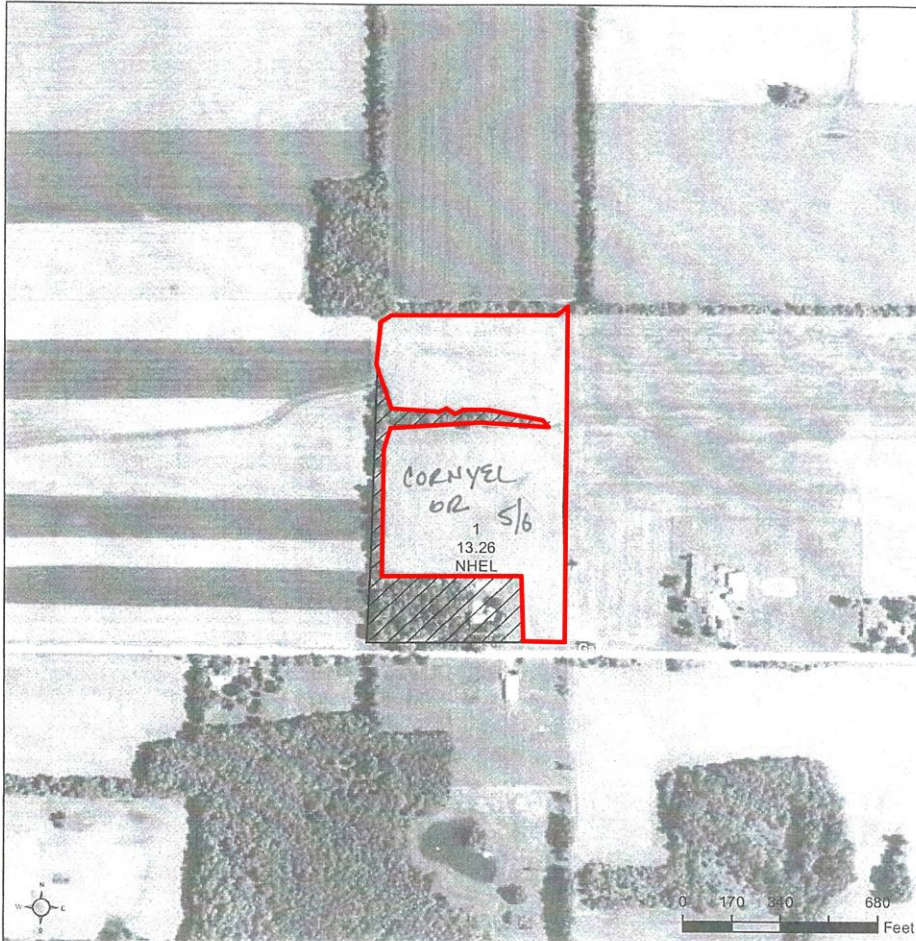
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2016 Program Year
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Farm 6603
 Tract 5481

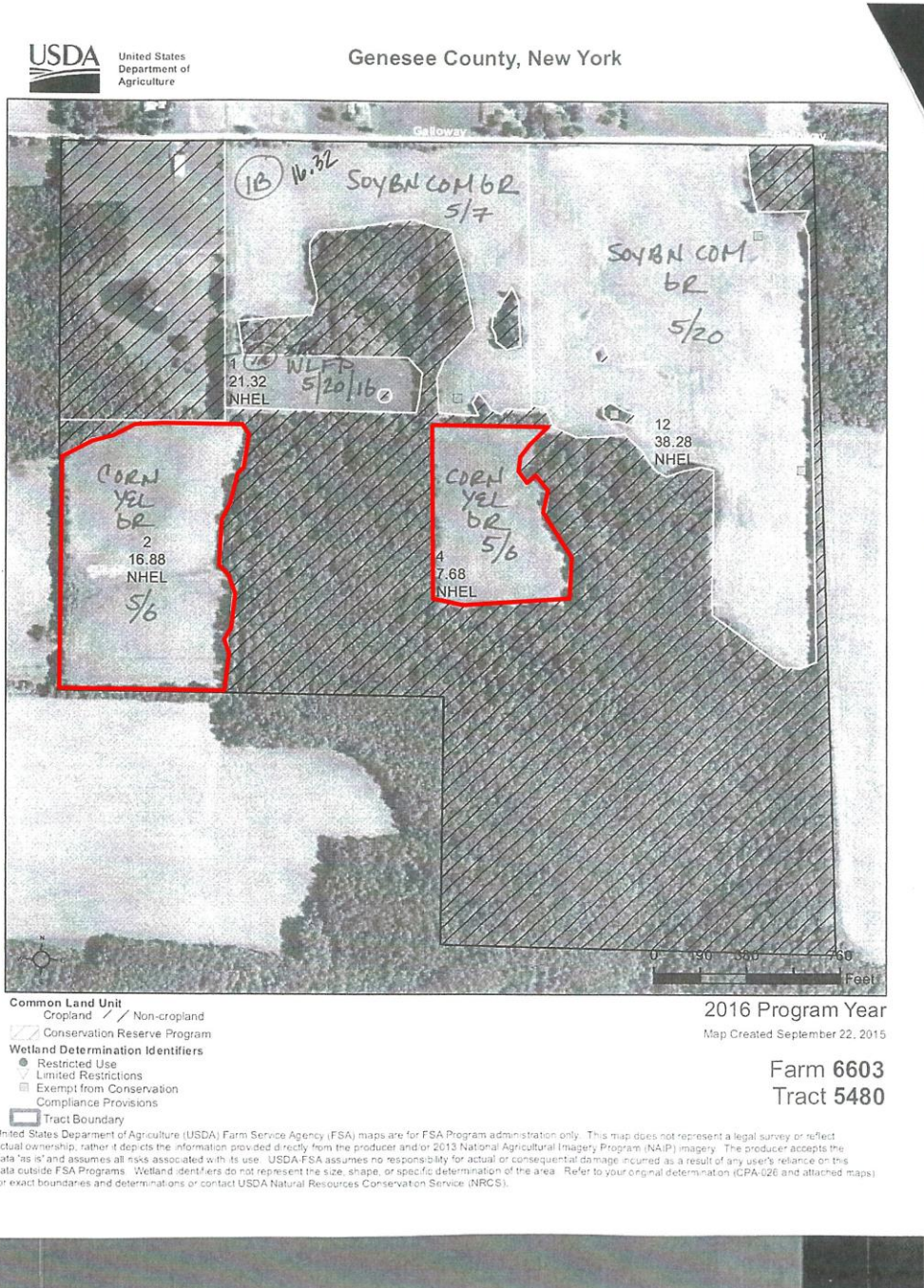
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Lot #2 Tract #5481 on Galloway Road



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Lot #2 Tract #5480 Galloway Road



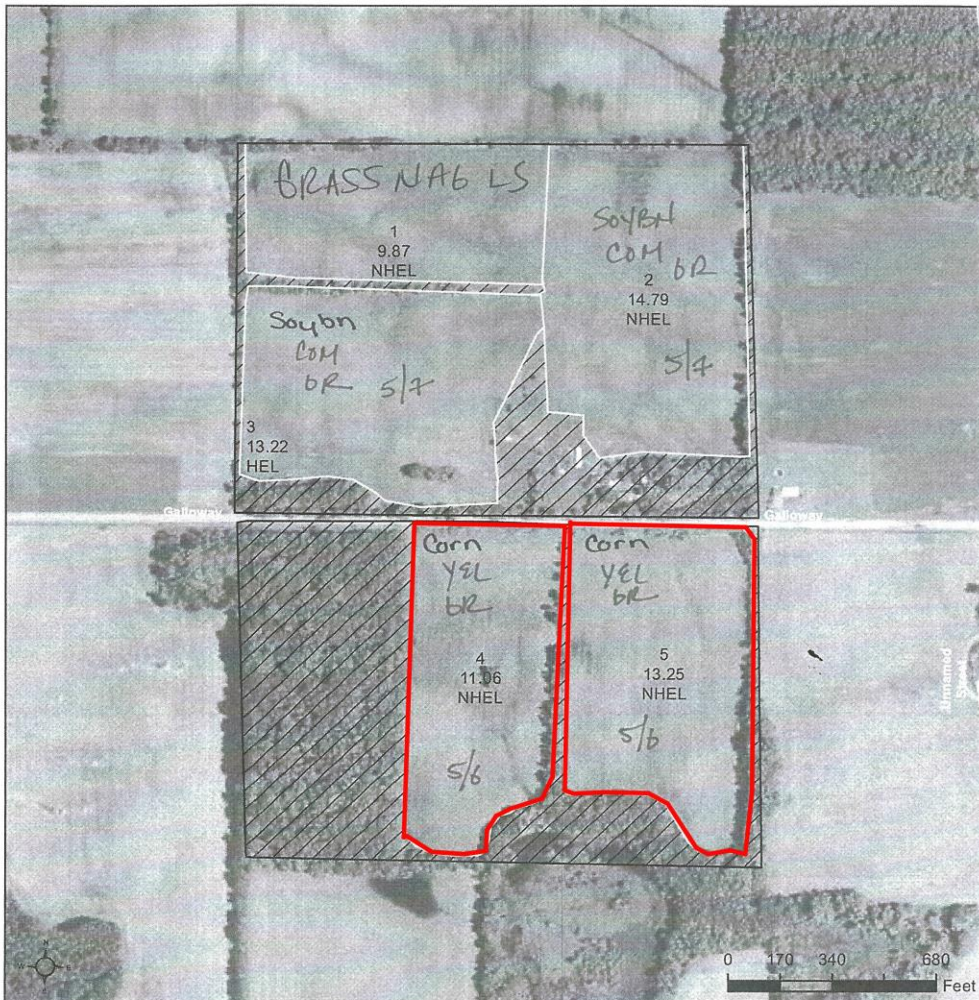
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2016 Program Year

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Farm 235

Tract 219

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Lot #2 Tract #219 Galloway Road



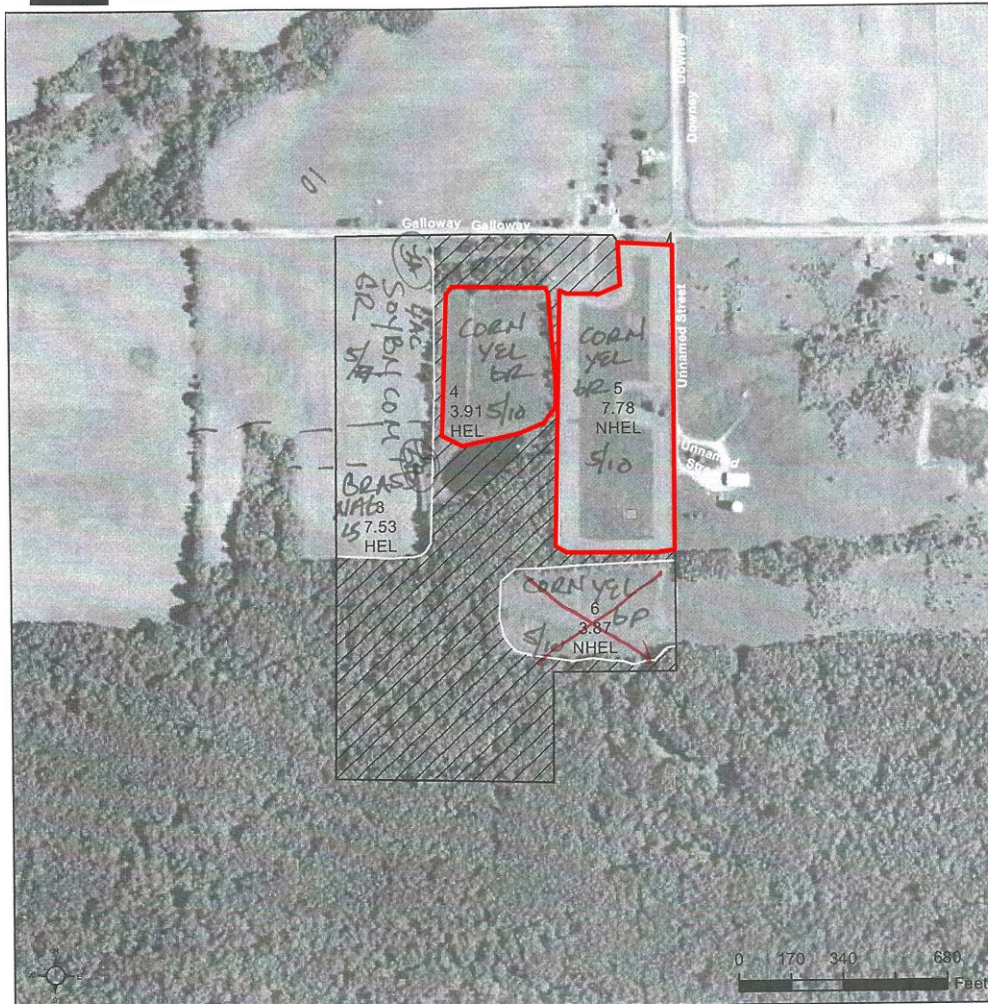
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Farm 4379
Tract 4110

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Lot #2 Tract #4110 Galloway Road

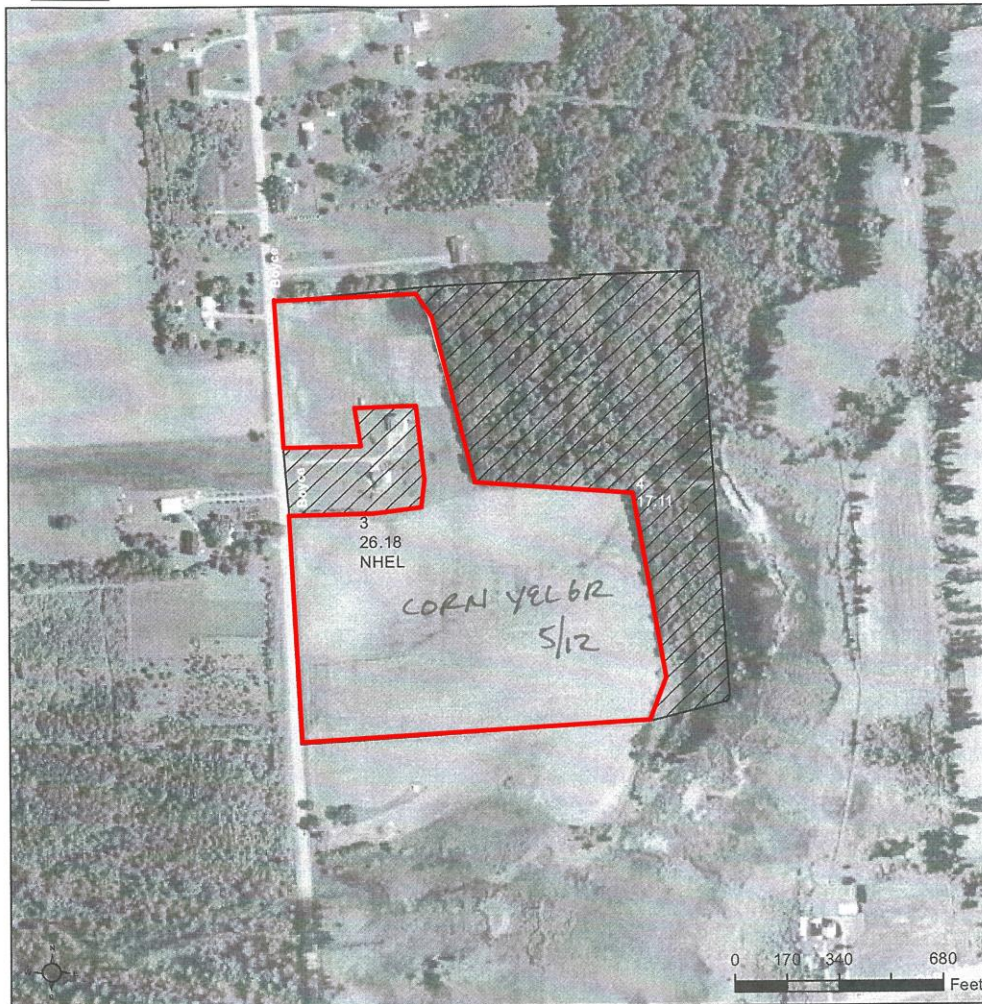


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Farm 7136
Tract 4736

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Lot #2 Tract #4736 Boyce Road

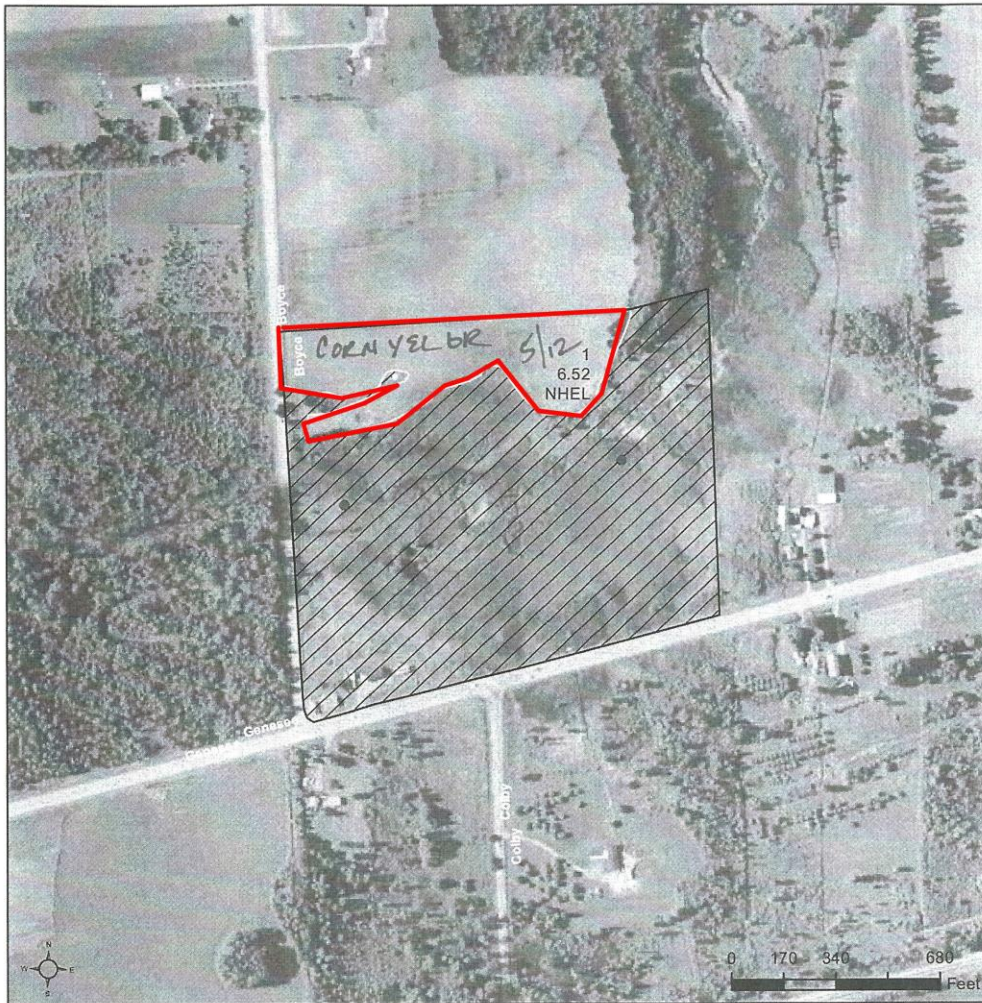


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Farm 5509
Tract 4673

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Lot #2 Tract #4673 Boyce Road

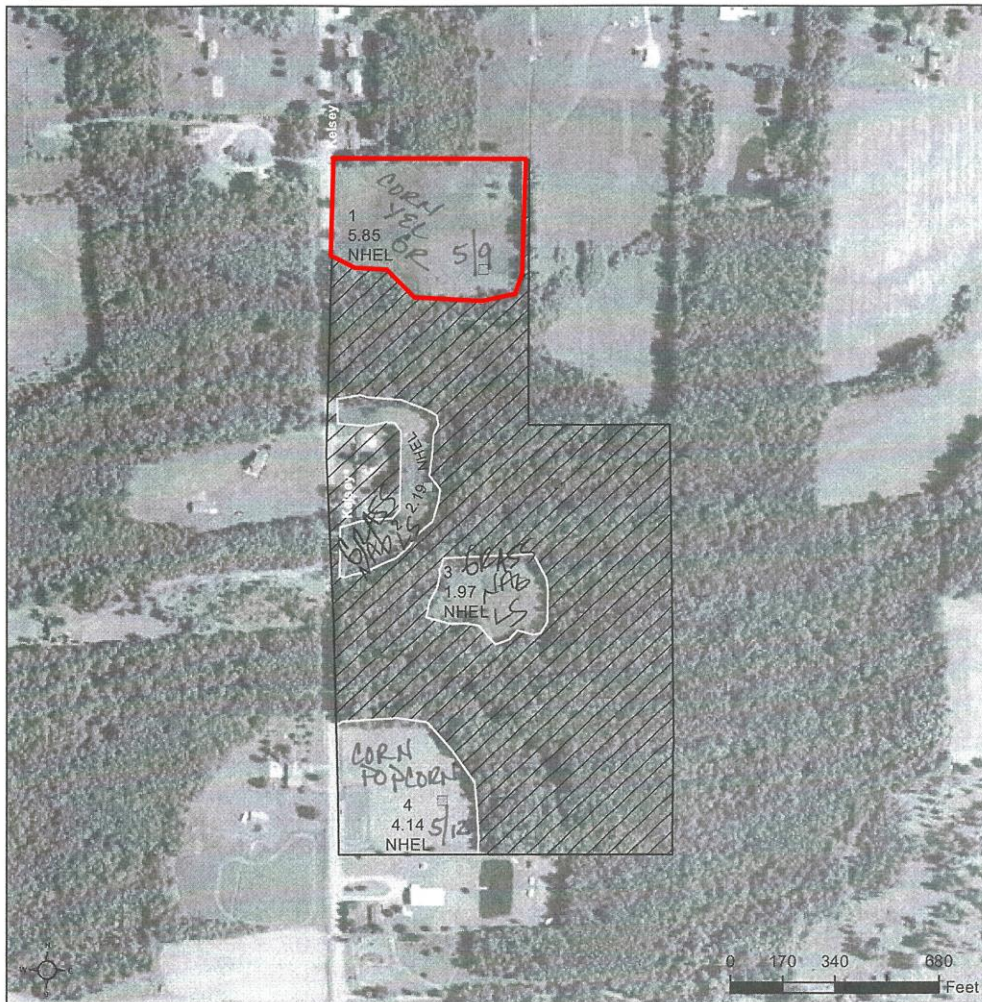


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**Farm 1785
 Tract 2621**

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Lot #2 Tract #2621 Kelsey Road



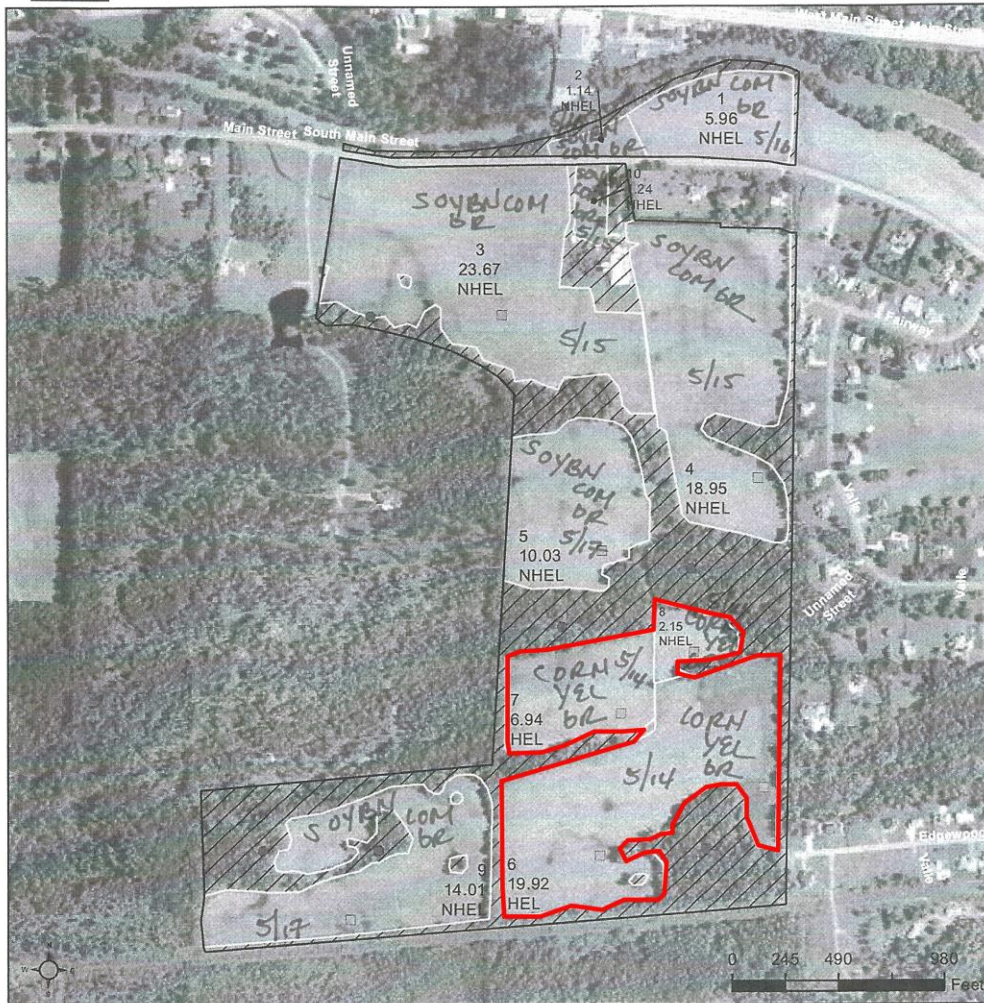
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Farm 7217
Tract 218

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Lot #2 Tract #218 South Main Street Road



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Purchase Contract

THIS AGREEMENT, made under the date of _____ states, that SELLER, _____ agrees to sell, and _____, BUYERS agree to buy the following (Hereinafter referred to as "Property").

1. **PROPERTY DESCRIPTION:** Growing 2016 corn crop located in the Town of Batavia, County of Genesee, State of New York, known as _____ and consisting of approximately _____ acres.
2. **PRICE: AMOUNT AND HOW IT WILL BE PAID:** The purchase price will be _____ dollars per acre based on _____ acres.
3. **LOT DESCRIPTION-ADVERTISING:** Buyer acknowledges that lot sizes, acres of lots, and plan set forth in any circular and other advertising may not be accurate, and in signing this agreement Buyer relied on the description or plan set forth or referred to in this agreement.
4. **INSPECTION:** Buyer acknowledges that he has entered into this agreement as the result of an inspection of said premises made by him and that said premises is being purchased as the result of that inspection.
5. **AGREEMENT:** This agreement shall extend and be binding upon the heirs, administrators, successors, and assigns of the parties hereto.
6. **APPROVAL OF SELLER:** The buyer acknowledges that this agreement is subject to the approval of Seller. Pending such approval Buyer shall be bound by this agreement with the same force and effect as if no such approval were required. If this agreement is not approved by Sellers, the deposit money paid on account hereof will be returned to Buyer, without interest, and this agreement shall become null and void.
7. **NOTICE:** It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or totally within an agricultural district, and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust, and odors.
8. **LIFE OF OFFER:** This offer may be accepted by Seller at any time up to 5pm on September 8th, 2016.
9. **ENTIRE DOCUMENT:** This contract (and other parts signed by Seller and Buyer), when completely filled out and when signed by both seller and buyer will be the record of the complete agreement between the Buyer and Seller concerning the purchase and sale of the property. No verbal agreements will be binding on either Buyer or Seller unless they are written down and signed by both Buyer and Seller.

Dated _____

Buyer _____

Witness _____

Buyer _____

ACCEPTANCE OF OFFER BY SELLER: Seller certifies that he-she own the property and have the power to sell the property. Seller accepts the offer and agrees to sell on the terms and conditions set forth in all parts of this purchase contract.

Dated _____

Seller _____

Witness _____

Seller _____

