

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 80.09± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tracts sold "As-Is".

DEED: Seller(s) shall provide a warranty deed

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: Possession on all tracts will be delivered at closing subject to the 2019 farmland lease.

Buyer to receive 2020 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2019 taxes due and payable in 2020 by giving the Buyer a credit at closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "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. 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 this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

75th ANNIVERSARY Since 1944 **SCHRADER**



CENTERVILLE, IN OFFICE: 7141 College Corner Rd., Centerville, IN 47330

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CORPORATE HEADQUARTERS

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SchraderAuction.com

SEPTEMBER 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MARKLEVILLE, IN • MADISON COUNTY • ADAMS TWP.

80⁺ acres In 2 Tracts

AUCTION

Important Land

- Located on the Madison / Hancock County Line
- Within 7 miles of I-69 Interchange (Anderson, IN)
- HIGH QUALITY CROPLAND – 2020 Crop Rights to BUYER
- Abundant frontage along IN SR 109 and E 1100 S
- Great mix of Westland, Brookston, & Crosby Soils
- Impressive Weighted Corn Index of 162.2
- Open Ditch on the property for improved drainage options

TUESDAY, SEPTEMBER 10 • 6 PM

This Farm presents quality soils in a GREAT LOCATION. BE PREPARED TO BID YOUR PRICE !



ONLINE BIDDING AVAILABLE

• 800-451-2709 • SchraderAuction.com





AUCTION

Important Land

MADISON COUNTY, IN
80[±]
acres
 In 2 Tracts

TUESDAY, SEPTEMBER 10 • 6 PM

PROPERTY LOCATION: Approximately 8 miles south of Anderson, IN along SR 109. The farm is located in the north-east corner of the SR 109/CR 1100 South intersection on the Madison/Hancock County line. From I-69 on the south side of Anderson, take Exit 226 south 7 miles to the farm on the east.

AUCTION SITE: Anderson University Flagship Center. 2705 Enterprise Drive, Anderson, IN 46013



- **Just South of Anderson, IN**
- **Located on the Madison/Hancock County Line**
- **Within 7 miles of I-69 Interchange (Anderson, IN)**
- **HIGH QUALITY CROPLAND – 2020 Crop Rights to BUYER**
- **Abundant frontage along IN SR 109 and E 1100 S**
- **Great mix of Westland, Brookston, & Crosby Soils**
- **Impressive Weighted Corn Index of 162.2**
- **Open Ditch on the property for improved drainage options**

This FARM presents quality soils in a GREAT LOCATION. BE PREPARED TO BID YOUR PRICE!

TRACT DESCRIPTIONS: (All Acreages are Approximate)
TRACT 1: 40± ACRES nearly all tillable. Quality Westland, Brookston and Crosby soils. Great location frontage along IN SR 109. Combine this with Tract 2 or purchase as a stand-alone investment.

TRACT 2: 40± ACRES mostly tillable with an open drainage ditch running through the corner. Frontage on 109 and CR E 1100 S. Quality soils with excellent drainage outlet.

INSPECTION DATES: 9AM - 10AM
Thursday, August 15 & Thursday, August 29
Meet at Tract 2



Code	Soils	Acres	% of Field
Wd	Westland silty clay	34.51	43.1
CrA	Crosby silt	24.22	30.2
Bs	Brookston silty clay	9.06	11.3
SI	Sleeth silt	5.61	7.0
CnA	Celina silt	5.24	6.5
CnB2	Celina silt	1.45	1.8



OWNER: Ebbertt Family Farm
For Information Call AUCTION MANAGERS:
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ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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