

## TERMS AND CONDITIONS

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 87+/- acre unit. There will be open bidding on all tracts, subject to the swing tract limitations, and combinations during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 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 Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).

**DEED:** Seller shall provide a Trustee's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before October 21st, 2014.

**POSSESSION:** Possession for Tract 1 & 3 will be delivered at closing subject to 2014 tenants farming rights. Possession of Tract 2 with the improvements will be delivered 30 days after closing. Buyer to receive 2015 CROP RIGHTS!

**REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the tax payment due for the year 2015 pay 2016. Seller will pay all taxes due and payable for 2014 pay 2015 via a credit at closing. Seller will pay all ditch assessments for 2014. Buyer to assume the ditch assessments due and payable in 2015. Current taxes for whole farm 2013 pay 2014 \$ 3,623.08 per year.

**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 the person's credentials, fitness, etc. All decision of the Auctioneer is 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**

# Indiana LAND AUCTION



**SCHRADER**  
Real Estate and Auction Company, Inc.  
PO Box 508 • 950 N Liberty Dr, Columbia City, IN

**87<sup>±</sup> ACRES**  
offered in 3 tracts

SEPTEMBER 2014						
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				

AC63001304



**AUCTION MANAGER:**  
Andy Waitther  
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auctions@schraderauction.com

**800.451.2709 • SCHRADERAUCTION.COM**

# Indiana LAND AUCTION

New Castle, IN  
Henry County  
Henry Twp.

**87<sup>±</sup> ACRES**  
offered in 3 tracts



76± FSA Tillable Acres  
Tracts Ranging from 5-74 Acres  
Nice 2-Story Home with Updates

Great Soil Types - Cyclone and Crosby Soils  
**INVESTMENT QUALITY!** Located in Top Farm Area  
30 Minutes to Indianapolis - GREAT LOCATION!

**TUESDAY, SEPTEMBER 16 • 6PM**  
held at the Henry County Fairgrounds, New Castle, IN



# Indiana LAND AUCTION

**87± ACRES**  
offered in 3 tracts

Just South of New Castle, Indiana

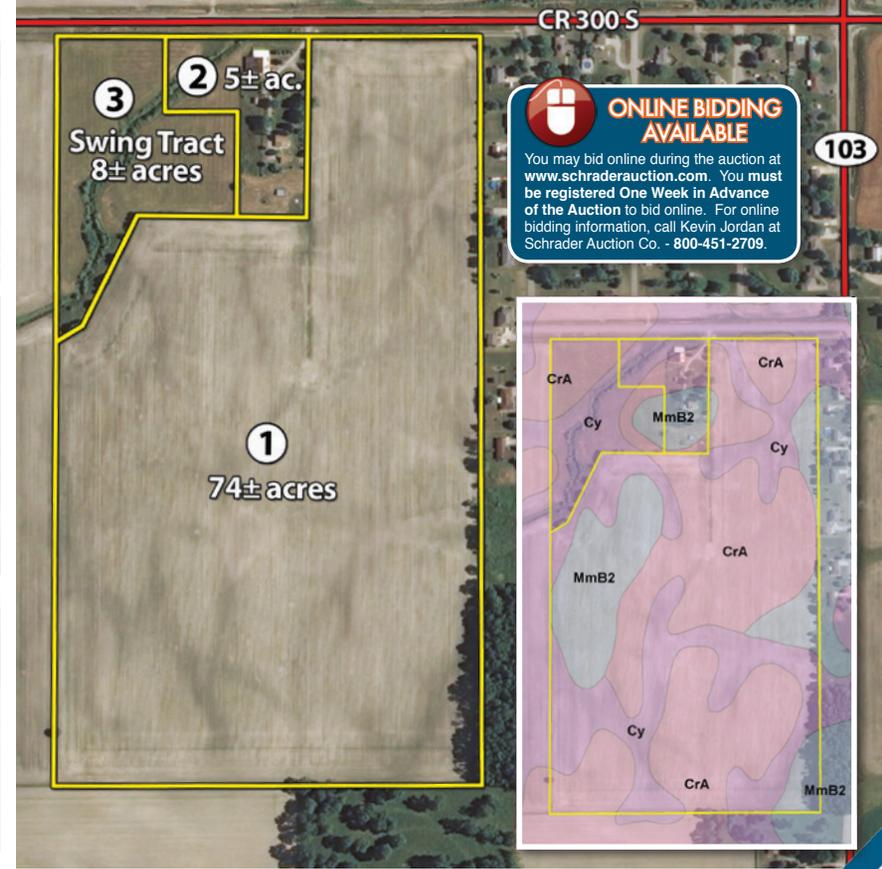
**TUESDAY  
SEPT. 16  
6:00PM**

The FARLEY FARM presents an excellent opportunity to own **QUALITY SOILS** with a **GREAT COUNTRY** setting close to town and development. Located between **IN SR 103 & IN SR 3**, come examine all of the possibilities!

**PROPERTY LOCATION: 1345 East CR 300 South NEW CASTLE, INDIANA 47362.**

From I-70 take **EXIT 123** toward New Castle. Travel north 4 miles. At the Stoplight by Walmart, turn right on CR 300S. Travel ½ mile to the farm. Located in Section 35 of Henry Twnp. Henry Co. New Castle Schools.

**AUCTION SITE:** Henry County Fairgrounds, 2221 N. Memorial Dr., New Castle, Indiana at the WH Smith Building. One mile north of New Castle on Hwy. 3 on the west side.



**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance** of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

**TRACT DESCRIPTIONS** (All Acreages are Approximates)

**TRACT 1: 74± Acres** nearly all tillable w/560' frontage along county right-of-way. Quality tract with Cyclone and Crosby soils. Access via proposed easement across existing lane. Nice size tract with long rows for ease of operation. Top Soils.

**TRACT 2: 5± Acres** with picturesque country farmstead and home.

- 2,480 sf home with 4 BR and 2 baths
- Main level master bedroom and bath
- Major renovation and remodeling in 2005
- New vinyl windows/siding, roof and addition of new kitchen and laundry area. (2005)
- Serviced by city gas and its own well (90' deep) and septic
- Gas furnace with Central Air, Partial basement with walkout steps
- 2 ½ car detached garage, Large frame livestock barn with standing seam roof
- Splendid setting with mature trees and additional support buildings
- Serviced by Riley Elementary and New Castle High School

**TRACT 3: 8± Acres "SWING TRACT"**. Additional tillable ground with direct access to a county drainage ditch. Predominately Cyclone soils. Combine with Tract 1 for 82± acres of productive farmland. Combine with Tract 2 to create your 13± acre mini-farm.

**OWNER: Duane B. and S. Elaine Farley Revocable Living Trust**

**INSPECTION DATES:**  
Fri., Aug. 15, 4 - 6PM  
Mon., Sept. 8, 4 - 6PM  
Day of Auction, 3 - 4PM  
Call auction manager for more information

SOIL TYPES	
Symbol	Soil Name
CrA	Crosby silt loam
Cy	Cyclone silty clay loam
MmB2	Miamian silt loam

**AUCTION MGR:**  
Andy Walther  
765-969-0401  
or 877-747-0212



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