

# Land AUCTION

TUESDAY, SEPTEMBER 23 • 6 PM at the Blackford County Fairgrounds

**SCHRADER**  
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE 

- 294 ACRES PRODUCTIVE FARMLAND
- EXCELLENT DRAINAGE OUTLETS
- South Edge of Hartford City
- Blackford County - Licking Township



Hartford City, IN • Blackford Co.

321±  
acres  
OFFERED IN 7 TRACTS



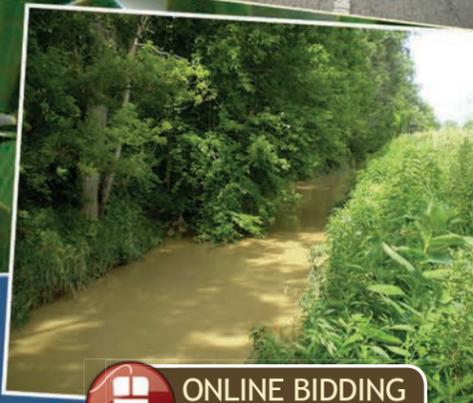
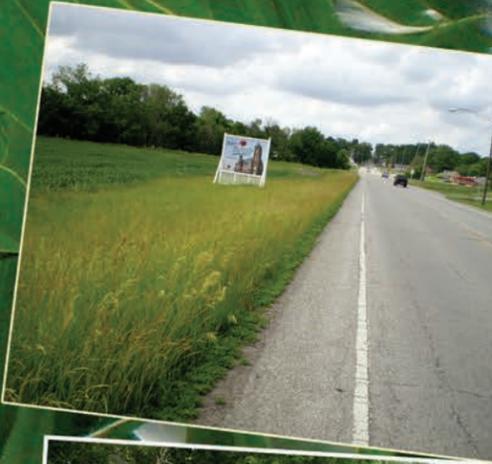
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877-747-0212  
Schraderauction.com



Hartford City, IN • Blackford Co.

321±  
acres  
• 294 ACRES PRODUCTIVE FARMLAND  
• EXCELLENT DRAINAGE OUTLETS

SEPTEMBER 2014

Sun						
Mon	1	2	3	4	5	6
Tue	7	8	9	10	11	12
Wed	13	14	15	16	17	18
Thu	19	20	21	22	23	24
Fri	25	26	27	28	29	30
Sat						

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**NAA**  
Auctioneer

MAIN OFFICE:  
P.O. Box 508, 950 N. Liberty Drive  
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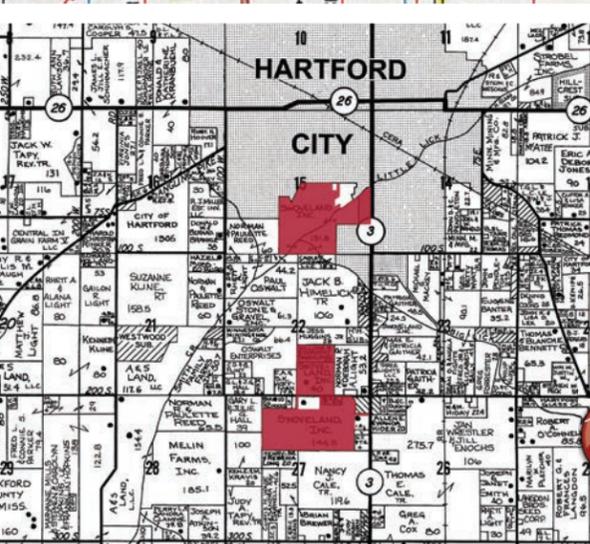
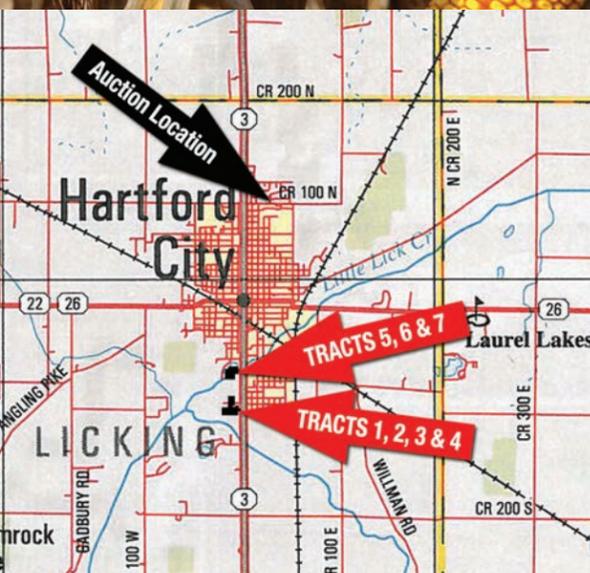
**SCHRADER**  
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# Land AUCTION

TUESDAY, SEPTEMBER 23 • 9 PM  
at the Blackford County Fairgrounds

ONLINE BIDDING AVAILABLE 

**SCHRADER**  
Real Estate and Auction Company, Inc.



Hartford City, IN • Blackford Co. **321±** acres

Licking Township  
South edge of Hartford City

# Land AUCTION

TUESDAY, SEPTEMBER 23 • 6 PM

### PROPERTY LOCATION:

**Tracts 1-4:** From the intersection of SR 3 and SR 26 in Hartford City, travel south on SR 3 for 2 miles to CR 200S, then turn right (west) 1/2 mile to the farm.  
**Tracts 5-7:** From Tracts 1-4 travel north on SR 3 for 1 1/2 miles to farm along west side of SR 3. Also accessible on Amvets Drive, 1/2 mile west of SR 3.

### AUCTION LOCATION:

**Blackford County Fairgrounds - 4-H Building,** 310 E. Park Avenue, Hartford City, IN. From the intersection of SR 3 and SR 26 in Hartford City, travel north on SR 3 for 1 mile to Park Avenue, then turn right (east) 1/4 mile to fairgrounds.

**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:

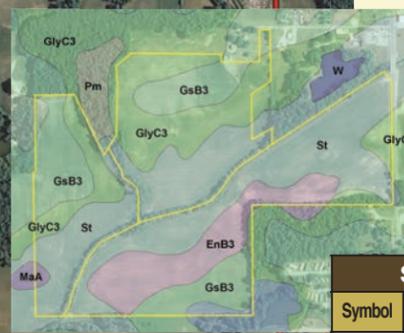
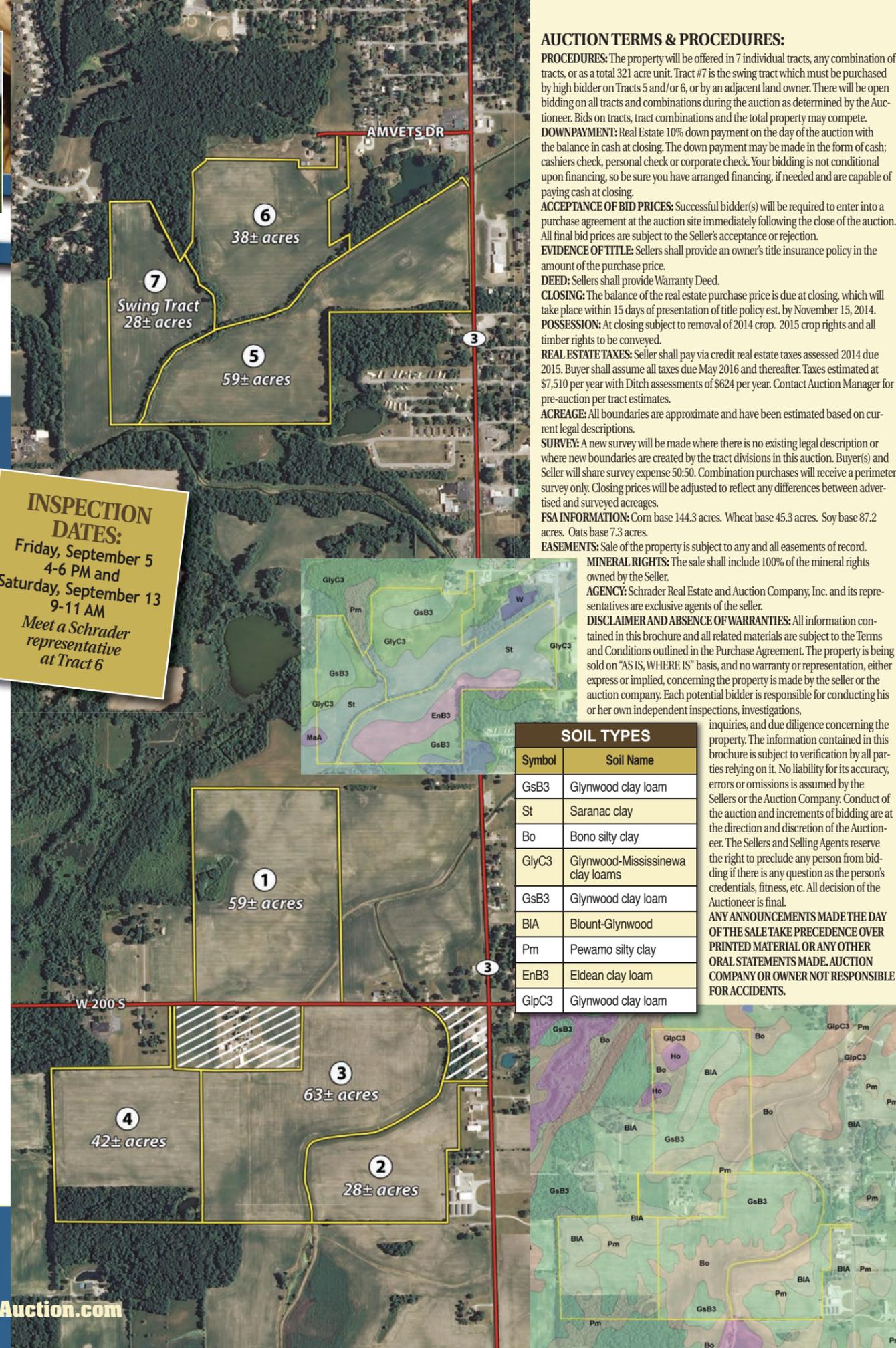
- TRACT 1: 59± acres.** 55.5 acres tillable per FSA with about 3.1 acres of CRP. Balance in grass waterway and road frontage on CR 200S.
- TRACT 2: 28± acres.** 25.2 acres tillable per FSA with 1.5 acres in CRP. Bono, Pewamo, Blount, Glynwood soils. Excellent drainage outlet. 50' owned access to SR 3.
- TRACT 3: 63± acres.** All tillable except for 2 acres in CRP. Bono, Pewamo and Glynwood soils. Good drainage outlet and about 1050' frontage on CR 200S.
- TRACT 4: 42± acres.** Approximately 31 acres tillable and 11 acres in woods including small pond. Good quality tract with Bono, Blount, Pewamo and Glynwood soils. Accessed via 30' owned access to CR 200S.
- TRACT 5: 59± acres.** About 53 acres tillable with 1.5 acres in CRP. Good drainage outlet to Little Lick Creek and about 1125' frontage along SR 3. Perfect to combine with Tracts 6 and/or 7.
- TRACT 6: 42± acres.** 37.3 acres tillable per the FSA and about 1.2 acres in CRP with the balance wooded. Access from Amvets Drive. Combine with Tract 7 for a larger holding.
- TRACT 7: 28± acres.** About 26 acres tillable and 1 acre in CRP. This "swing" tract must be purchased by an adjoining landowner or in combination with either Tracts 5 or 6.

**SELLER: SWOVELAND FARMS INC. AND DOROTHY SWOVELAND**

**AUCTION MANAGERS:** Mark Smithson 765-744-1846  
Steve Slonaker 765-855-2045  
Andy Walther 765-969-0401

**SCHRADER** 877-747-0212  
Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com)

**INSPECTION DATES:**  
Friday, September 5  
4-6 PM and  
Saturday, September 13  
9-11 AM  
Meet a Schrader representative at Tract 6



SOIL TYPES	
Symbol	Soil Name
GsB3	Glynwood clay loam
St	Saranac clay
Bo	Bono silty clay
GlyC3	Glynwood-Mississinewa clay loams
GsB3	Glynwood clay loam
BIA	Blount-Glynwood
Pm	Pewamo silty clay
EnB3	Eldean clay loam
GIpC3	Glynwood clay loam

**AUCTION TERMS & PROCEDURES:**  
**PROCEDURES:** The property will be offered in 7 individual tracts, any combination of tracts, or as a total 321 acre unit. Tract #7 is the swing tract which must be purchased by high bidder on Tracts 5 and/or 6, or by an adjacent land owner. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.  
**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; cashiers 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:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Sellers shall provide Warranty Deed.  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by November 15, 2014.  
**POSSESSION:** At closing subject to removal of 2014 crop. 2015 crop rights and all timber rights to be conveyed.  
**REAL ESTATE TAXES:** Seller shall pay via credit real estate taxes assessed 2014 due 2015. Buyer shall assume all taxes due May 2016 and thereafter. Taxes estimated at \$7,510 per year with Ditch assessments of \$624 per year. Contact Auction Manager for pre-auction per tract estimates.  
**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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.  
**FSA INFORMATION:** Corn base 144.3 acres. Wheat base 45.3 acres. Soy base 87.2 acres. Oats base 7.3 acres.  
**EASEMENTS:** 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 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.**