

ALBION, INDIANA • NOBLE COUNTY  
**LAND AUCTION**

160±  
 Acres  
 OFFERED IN 5 TRACTS

**SCHRADER**  
 Real Estate & Auction Co., Inc.

950 N. Liberty Dr. Columbia City, IN 46725

OCTOBER 2014

Sun	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	31
Mon																															
Tue																															
Wed																															
Thu																															
Fri																															
Sat																															

Follow Us: YouTube Facebook Twitter

#AC63001504, #AU01005815, #AU09200182  
 e-mail: auctions@schraderauction.com

800.451.2709  
 Schraderauction.com

160±  
 Acres  
 OFFERED IN 5 TRACTS

ALBION, INDIANA • NOBLE COUNTY  
**LAND AUCTION**  
 INVESTIGATE THE POTENTIAL!

- Productive Tillable Land
- Wooded Recreational Land
- 3 Bedroom Home & Outbuildings
- Pasture Land for Livestock

**SCHRADER**  
 Real Estate & Auction Co., Inc.

TUESDAY, OCTOBER 14 • 6PM  
 Held at the Green Center Community Center

ALBION, INDIANA • NOBLE COUNTY

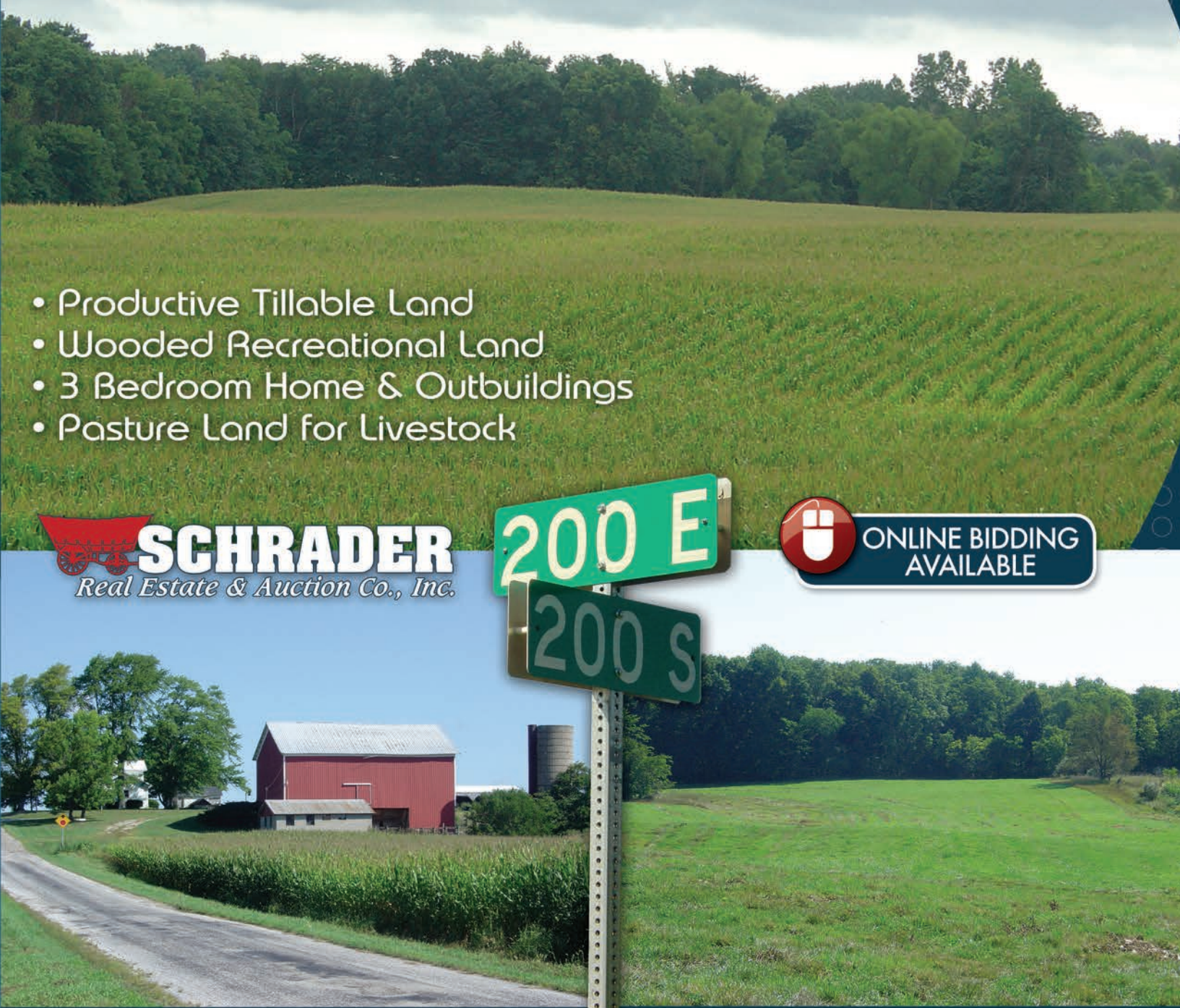
**LAND AUCTION**  
 INVESTIGATE THE POTENTIAL!

160±  
 Acres  
 OFFERED IN 5 TRACTS

- Productive Tillable Land
- Wooded Recreational Land
- 3 Bedroom Home & Outbuildings
- Pasture Land for Livestock

**SCHRADER**  
 Real Estate & Auction Co., Inc.

ONLINE BIDDING AVAILABLE



TUESDAY, OCTOBER 14 • 6PM  
 Held at the Green Center Community Center



ALBION, INDIANA • NOBLE COUNTY

# LAND AUCTION

TUESDAY, OCTOBER 14 • 6PM

Held at the Green Center Community Center

160±  
Acres  
OFFERED IN 5 TRACTS

**PROPERTY LOCATION:** Approximately 2-1/2 miles north of the intersection of US 33 & SR 9 on SR 9 to CR 200S then east 2 miles to CR 200E (property located at the corner of 200E & 200 S).

**AUCTION LOCATION:** Green Center Community Center. 2 1/2 miles east of SR 9 on CR 300S or 9 miles west of SR 3 on CR 300S.

**TRACT DESCRIPTIONS:**

**TRACT 1:** 60± acres mostly all tillable with frontage on CR 200S and 200E. Primary soils are Pewamo, Rawson, Blount and Morley.

**TRACT 2:** 20± acres with frontage on CR 200E. This parcel consists of productive tillable land and wooded recreational land. INVESTIGATE THE POTENTIAL.

**TRACT 3:** 37± acres of nearly all tillable land with frontage on CR 200E. Primary soils are Pewamo, Blount and Morley.

**TRACT 4:** 22± acres with frontage on CR 200S and CR 200E. The century old homestead is located on this tract. The 3 bedroom home, 64'x40' bank barn, 45'x26' open sided pole barn, grain bins and other outbuildings provide a great place for family, livestock and hobbies of all kinds. 15± Acres of tillable land and 4± acres recreational woodland are also included with this parcel.

**TRACT 5: "Swing Tract" 21± acres** currently in pasture and wooded acreage. This tract must be purchased in combination with Tract 3 and/or Tract 4 or by an adjoining landowner. Investigate the opportunity to convert some or all of this parcel to tillable acres.

**OWNERS:** Ken Brumbaugh, Karen Helmkamp, and The Sons of the Late Jake Brumbaugh

**AUCTION MANAGER:** Arden Schrader

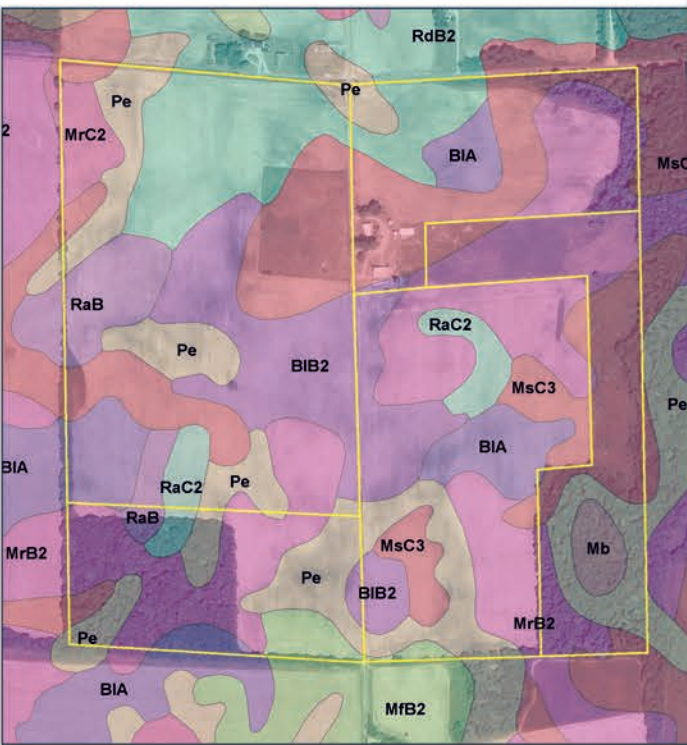
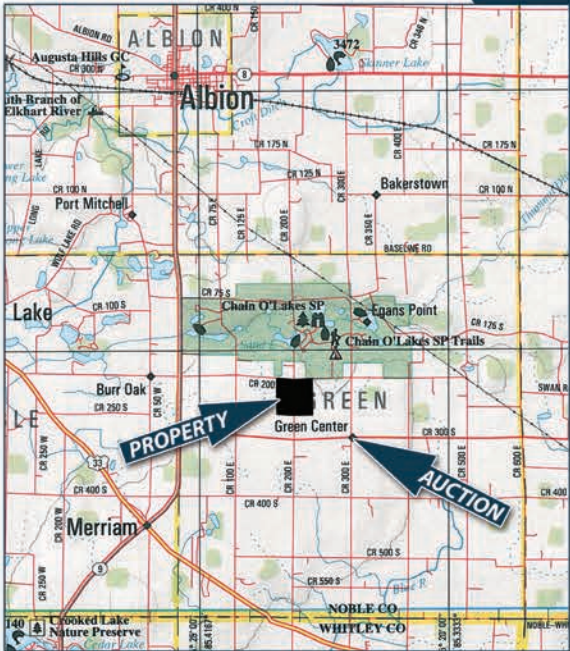
**SCHRADER** 800.451.2709  
Real Estate and Auction Company, Inc. **SchraderAuction.com**

**INSPECTION DATES:**

Monday, September 15<sup>th</sup> • 4-6PM

Wednesday, September 17<sup>th</sup> • 4-6PM

Meet the auction manager at the Home on Tract 4.



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
MrB2	Morley silt loam	38.45	125	44	56
MsC3	Morley silty clay loam	35.35	105	37	47
Pe	Pewamo silty clay loam	24.50	160	44	64
BIB2	Blount silt loam	19.03	135	44	61
RdB2	Rawson, Morley, and Miami loams	15.11	138	49	62
BIA	Blount silt loam	10.50	140	46	63
RaB	Rawson sandy loam	5.84	145	51	65
RaC2	Rawson sandy loam	4.54	130	46	59
MfB2	Miami loam	2.43	140	49	63
MrC2	Morley silt loam	2.37	115	40	52
Mb	Marsh	1.91			
Weighted Average		128.8	42.9	56.6	

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 160-acre unit. There will be open bidding on all tracts (subject to "swing tract" limitations) and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty or applicable Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing subject to the harvest of the 2014 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2016 and thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.**

**ONLINE BIDDING**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by October 7<sup>th</sup> to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.