

Land Auction

Wednesday, November 19 • 6 PM (EST)

SCHRADER Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE



78.94± Total Tillable Acres
Quality Productive Farmland
2.2 CRP Acres
99% tillable farm with great road frontage

80± acres
Clinton County
Offered in 1 tract



www.SchraderAuction.com
800.451.2709

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Offered in 1 Tract • Clinton County

80± acres
Land Auction

SCHRADER Real Estate and Auction Company, Inc.
950 North Liberty Dr., Columbia City, IN 46725
AUCTION MANAGER: Todd Freeman
765-414-1863 (cell)
765-379-3567 (office)
AC#63001504 AU10300062

made only on tracts or combination of tracts that do not contain improvements.
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 an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Sellers 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 for conduct is not to be relied upon. 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 Sellers and Selling Agents reserve the right to preclude any person from bidding in this auction as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUS-PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.
POSSESSION: Possession shall be given at closing, subject to tenant's rights to harvest the existing crop for the 2014 growing season.
REAL ESTATE TAXES: Buyer shall assume the 2015 real estate taxes due in 2016. Buyer shall pay or give credit for the 2014 taxes due and thereafter. Seller shall assume the 2015 real estate taxes due in 2015.
ACRAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.
FSA INFORMATION: The Clinton County FSA Office shall make all acreage and base yield determinations. Current CRP contract shall be assumed by Buyer.
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, if any.
SURVEY: Current legal description shall be used to convey the property. Any need for a new survey will be determined solely by the Sellers. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers. The adjustments will be determined by the Seller.

TERMS AND CONDITIONS: This property will be sold in the manner resulting in the highest total sale price.
ONLINE-PHONE BIDDING: If you wish to bid online please call auction manager or follow directions on auction brochure at least one week in advance of auction date to enable online bidding. If you wish to bid by telephone, please contact the auction manager at least 24 hours in advance of the auction date to make arrangements to have your phone bid taken.
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 Seller's acceptance or rejection.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about December 19, 2014 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

Clinton County

80±
acres

offered in 1 tract

land
auCTION

Farm Location:

- 9 miles Southeast of Frankfort
- 10 miles Northeast of Lebanon
- 2 miles West of Kirklin



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AUCTION LOCATION: Paul Phillippe Resource Center, 401 W Walnut Street, Frankfort, IN 46041

DIRECTIONS TO FARM:

FROM EAST: Take State Road 38 west from Kirklin 1.5 miles to CR580E, turn south and follow 580E about a mile and the farm is on the east side of the road. Southern boundary of farm is at CR750S in Clinton County. Watch for Schrader signs.

FROM WEST: From Antioch south of Frankfort (ST RD 38 & 39), turn east on State Road 38 and follow 6.5 miles just past bridge then immediate right to CR 580E. Follow 580E about a mile and the farm is on the east side of the road. Watch for Schrader signs.

TRACT DESCRIPTION:

TRACT 1: 80± ACRES – 78.94 tillable acres with 2500' of road frontage on CR 580E. Predominant soils; Fincastle-Crosby, Miami-Crosby & Cyclone soils.

CRP Contract Annual Payment: \$455 per year through 2022.

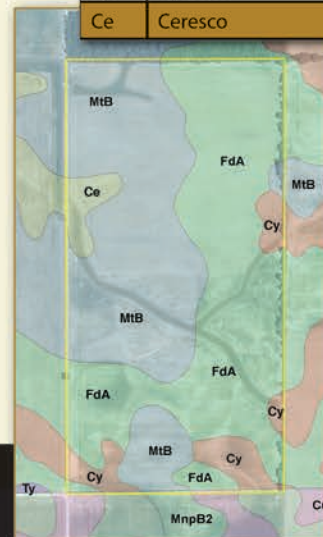
Property Taxes for 2013 payable in 2014: \$2134.14 (\$26.68 per acre)

Auctioneer's Note: Nice 80 acre farm located a mile and half west of Kirklin Indiana in southern Clinton County.

INSPECTION DATE:
SATURDAY, NOVEMBER 8 • 9 - 11AM
Meet Todd at the north end of the farm on CR 580E



SOIL MAP	
FdA	Fincastle-Crosby
MtB	Miami-Crosby
Cy	Cyclone
Ce	Ceresco



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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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

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