

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered as a total 37.4± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide a Trustee's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before December 18, 2014, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer and Seller.

**POSSESSION:** Possession is at closing, subject to the tenant's rights for the 2014 growing crop.

**REAL ESTATE TAXES:** Seller will pay the 2014 real estate taxes due and payable in 2015. Buyer will pay the 2015 real estate taxes due and payable in 2016 and any ditch tax due in 2015 and thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on Jasper County Assessor's property record cards.

**SURVEY:** It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall be adjusted proportionately to reflect the difference, if any, between the advertised acres and the gross acres shown in the survey.

**PLANNING APPROVAL:** The sale of the property is subject to any necessary governmental planning approval or other necessary governmental approval. The real estate is being offered for agricultural purposes, and any construction on the property may require governmental approval.

**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. An inspection date has 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.

**EASEMENTS:** Subject to any and all existing easements.

**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.**

RC-093



Real Estate and Auction Company, Inc.  
PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725

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# LAND AUCTION

WHEATFIELD, IN - JASPER COUNTY

**AUCTION MANAGERS: RITTER COX 260.609.3306 (cell)**  
**MATT WISEMAN 219.689.4373 (cell) • 866.419.7223 (office)**

#AC63001504 #AU01005815 #AU09200182

NOVEMBER 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						

37.4±  
acres



800.451.2709 • SchraderAuction.com

# LAND AUCTION

WHEATFIELD, IN - JASPER COUNTY



37.4± acres  
offered in 1 tract

**Productive Farmland  
Nearly All Tillable  
Possible Home Sites**

**MON, NOV 17 • 6PM CENTRAL**

held at the American Legion Post 406 in Wheatfield, IN



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



**AUCTION SITE:** American Legion  
Post 406 – 17768 N. 80 W, Wheatfield, IN  
46392. From the intersection of St. Rd. 49  
and St. Rd. 10 in Wheatfield, travel west  
½ mile on St. Rd. 10 to CR 50 W (Bierma  
St.), then turn south (left) onto CR 50 W  
and travel ¼ mile to auction site on west  
side of road.

**PROPERTY DIRECTIONS:** From the  
intersection of St. Rd. 49 and St. Rd. 10 in  
Wheatfield, travel 1 mile north on St. Rd.  
49 to CR 1300 N, then turn east (right)  
onto CR 1300 N and travel ¾ mile to  
property on the south side of road.

**PROPERTY INFORMATION:** 37.4± acres  
of nearly all tillable productive farmland in  
one field. The property also offers road  
frontage on County Roads 1300 N and  
1275 N. Investigate the potential of this  
property for future division and home sites.

**REAL ESTATE TAXES:** 2013 payable 2014  
\$1,094.50\*

*\*Includes tax on home and .69± acres not  
included in auction*

**OWNER:** Sarah Ann Bailey Living Trust

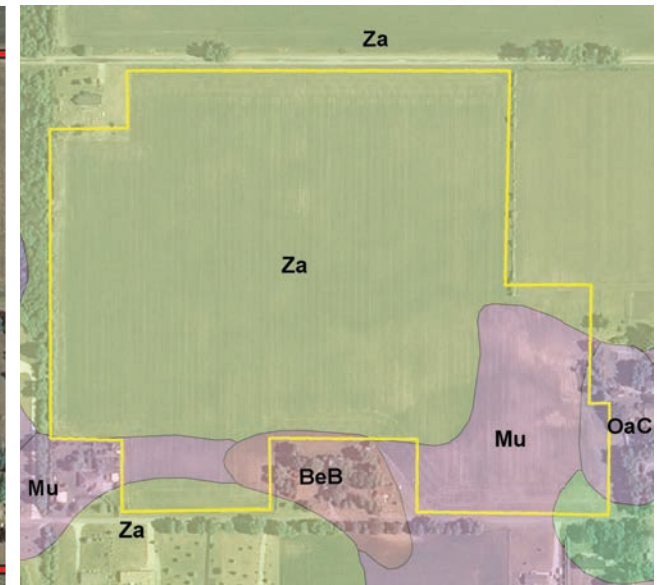
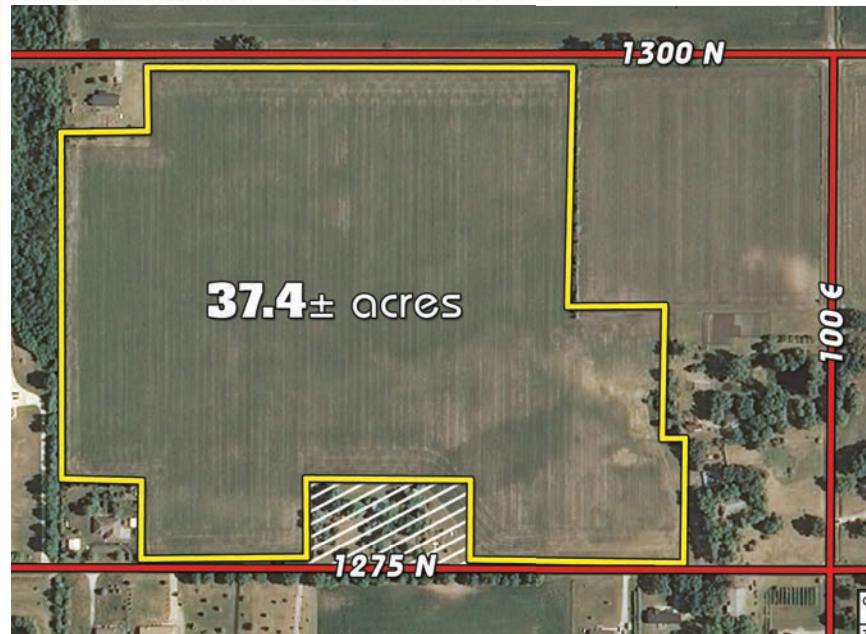
#### AUCTION MANAGERS:

Ritter Cox 260-609-3306 (cell)  
Matt Wiseman 219-689-4373 (cell) or  
866-419-7223 (office)

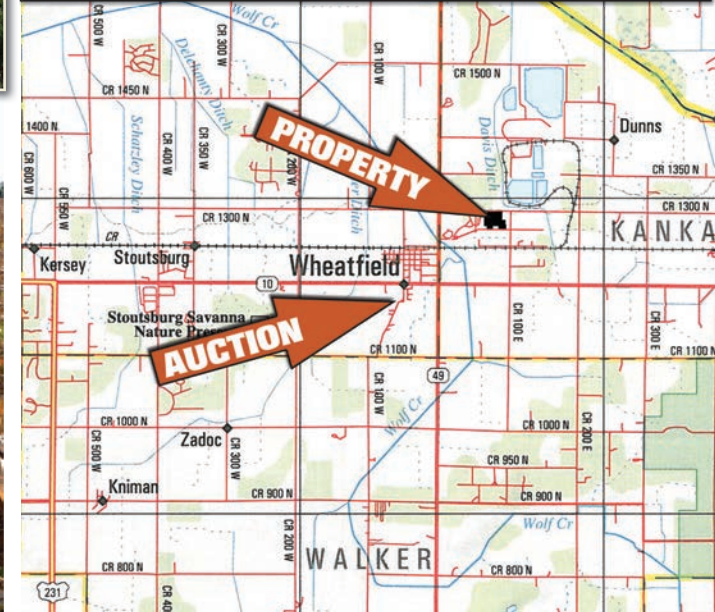


# 37.4± acres LAND AUCTION

WHEATFIELD, IN - JASPER COUNTY **MONDAY, NOVEMBER 17 • 6PM CENTRAL**



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Za	Zadog-Maumee loamy sands	31.05	81.9%	146	5	10	36	56
Mu	Morocco loamy sand	5.56	14.7%	100	3.3	6.6	28	45
OaC	Oakville fine sand, 6 to 15 percent slopes	0.51	1.3%	70	2.3	4.6	25	35
BeB	Brems loamy sand, 1 to 3 percent slopes	0.50	1.3%	95	3.1	6.3	33	43
OaB	Oakville fine sand, 2 to 6 percent slopes	0.29	0.8%	80	2.6	5.3	28	40
Weighted Average				137.1	4.7	9.3	34.6	55.4



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Real Estate and Auction Company, Inc.

**800.451.2709**

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**INSPECTION DATE:** Tuesday, October 28 2-4PM central  
*Meet a Schrader representative at the south side of the property  
on CR 1275 N*