

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 2 individual tracts or as a whole 118.508 ± acre property. The property will be sold in the manner resulting in the highest total sale price.

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.

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 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.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

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

POSSESSION: Possession of the land shall be at closing, subject to tenants rights for the 2014 crops.

REAL ESTATE TAXES: Buyer shall assume the 2015 real estate taxes due in 2016. Buyer shall assume any Ditch Assessments due in 2015 and thereafter.

ACREAGE: 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 farms are enrolled at the Henry County and Madison County FSA offices, which shall make all acreage determinations and eligibility for farming programs.

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: It is expected that no new survey will be provided as existing legal descriptions exist. If a new survey is completed it will be at the buyers expense.

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 conduction 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 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 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 PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

118.508±
acres

LAND AUCTION

HENRY & MADISON COUNTY, IN



FOLLOW US:


P.O. BOX 508, COLUMBIA CITY, IN 46725

AUCTION MANAGER:
RICK WILLIAMS • 765-639-2394



#AC63001504
#AU70000269

NOVEMBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
5	6	7	8	9	10	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	28	29	30
31						



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.

800.451.2709 SCHRADERAUCTION.COM

HENRY & MADISON COUNTY, IN



118.508±
acres



LAND AUCTION

MONDAY, NOVEMBER 17, 2014 AT 6PM

HELD AT FAITH CHURCH AT 2817 E. 53RD ST., ANDERSON, IN

HENRY & MADISON CO., IN

LAND AUCTION

MONDAY, NOVEMBER 17, 2014 AT 6PM

AUCTION HELD AT FAITH CHURCH
2817 E. 53RD ST., ANDERSON, IN

118^{.508±} acres

PROPERTY LOCATION: *offered in 2 tracts*

TRACT 1: HENRY CO. - FROM THE INTERSECTION OF S.R. 236 AND NORTH MECHANICSBURG RD, GO SOUTH 3/4 OF A MILE ON N. MECHANICSBURG RD. TO CR 825N. THEN TURN LEFT (EAST) AND GO 1/4 MILE TO PROPERTY

TRACT 2: MADISON CO. - FROM I-69 (EXIT 226) GO NORTH ON SCATTERFIELD RD. (AKA SR 9). APPROXIMATELY 2 MILES TO 32ND ST., TURN LEFT (WEST), AND GO 1/8 OF A MILE TO THE PROPERTY

TRACT 1: 90.141 ± ACRES WITH 66.6 TILLABLE AND THE BALANCE IN MIXED HARDWOODS. THIS TRACT FEATURES CYCLONE SILTY CLAY LOAM AND CROSBY SILT LOAM SOILS. THIS TRACT ALSO HAS APPROXIMATELY 1/2 MILE OF ROAD FRONTAGE ON 850W AND 1/4 MILE OF ROAD FRONTAGE ON 825N. CITY WATER IS ACROSS THE ROAD AS WELL AS 3 PHASE POWER ALONG 825N. A TIMBER REPORT IS BEING PREPARED BY A CERTIFIED FORESTER, CALL FOR MORE DETAILS.

TRACT 2: 28.46 ± ACRES WITH 23.44 ACRES TILLABLE WITH THE BALANCE IN WOODS, DITCH, AND ROAD FRONTAGE ON E. 32ND ST. THIS TRACT FEATURES BOTH B-4 AND RESIDENTIAL ZONING, CALL AUCTION MANAGER FOR MORE DETAILS. THIS PROPERTY IS LOCATED JUST BEHIND LOWES ON E. 32ND ST AND HAS BOTH CITY SEWER AND WATER, AS WELL AS 3 PHASE POWER. THIS TRACT IS ALSO ACCESSIBLE FROM E 34TH ST.

SELLER: SURBAUGH FAMILY TRUST

NOTE: MEET RICK AT TRACT 1 ON INSPECTION DATES

AUCTION MANAGER:
RICK WILLIAMS 765-639-2394



ONLINE BIDDING
AVAILABLE

SCHRADER 800.451.2709
Real Estate and Auction Company, Inc. SCRADERAUCTION.COM



TRACT 1 - HENRY CO.



TRACT 1 - HARDWOODS



TRACT 2 - MADISON CO.



INSPECTION DATES: SATURDAY, OCTOBER 25, 9-11 AM & SATURDAY, NOVEMBER 1, 9-11 AM

