

- Quality Soils and Tillable Land
- Possible Building Site
- Recreational Land with Small Creek

ONLINE BIDDING AVAILABLE



Thursday, January 8 • 5:00 PM Eastern

CASS COUNTY, IN
8 Miles Southwest of Logansport

offered in 3 tracts

94± ACRES LAND AUCTION

www.SchraderAuction.com

You Tube

f b

Follow us on:



JANUARY 2015						
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	31

Jimmy Hayworth

Jim Hayworth • 888-808-8680, 765-427-1913

AUCTION MANAGERS:

e-mail: auctions@schraderauction.com
#AC63001504 #AU11100128 #AU08700434

260-244-7606 • 800-451-2709

950 N. Liberty Dr., Columbia City, IN 46725

SCHRADER Real Estate and Auction Company, Inc.

94± ACRES
offered in 3 tracts
CASS CO. • 8 Miles Southwest of Logansport

- Quality Soils and Tillable Land
- Possible Building Site
- Recreational Land with Small Creek

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

POSSESSION: Possession of land is at closing.

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

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

SURVEY: AT THE SELLER'S OPTION, 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 the auction. Any 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 Seller, Tracts bid in combinations shall receive a perimeter survey only.

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 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 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.

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 3 individual tracts, any combination of tracts and as a total 94± acre unit. 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.

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 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. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.



Tract 2



Tract 3

94± acres

offered in 3 tracts

AUCTION

Thursday, January 8 • 5 PM Eastern

AUCTION LOCATION: Delphi, IN. From the intersection of US 421 and SR 25 (east side of courthouse) take Washington Street approximately 10 blocks northwest to Wabash & Erie Canal Center, 1030 W. Washington Street.

PROPERTY LOCATION: From Logansport, IN, take SR 25 (Hoosier Heartland) approximately 6 miles southwest to CR 650W, then go north 1 mile on CR 650W to CR 500S; then take CR 500S 1-1/2 miles west to CR 800W (Meridian Road); then go 1 mile north on CR 800W (Meridian Road) to subject property on east side of the road.

TRACT INFORMATION:

TRACT #1: 29± ACRE parcel of land with small creek, recreation land, woods and 9.17 acres of tillable land per FSA. Also, this tract has frontage on CR 800W (Meridian Road).

TRACT #2: 49± ACRE tract of land. 46.2 acres tillable with some wooded acres. This tract has quality soils and a 50' owned access off of CR 800W (Meridian Road).

TRACT #3: 16.5± ACRE parcel of land with 7± acres in pasture and the remainder is wooded. This tract has an excellent potential building site with an excellent view. Also, it has frontage on CR 800W (Meridian Road).

Real Estate Taxes 2013 - payable 2014

\$1716.34/6 mo. includes their house and approximately 3 acres

INSPECTION DATE:
Wed., December 10th
3-5 PM Eastern



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.

Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

FSA INFORMATION

FARM #6002
TRACT #2909

Farmland 78.47 Acres
Cropland 53.2 Acres

FARM #6002
TRACT #20309

Farmland 19.35 Acres
Cropland 9.17 Acres

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Soy-beans	Corn	Grass legume hay	Pasture	Winter wheat
RtA	Rush silt loam, 0 to 2 percent slopes	55.55	59.1%		I	54	155	5	10	78
KsC3	Kosciusko sandy clay loam, 6 to 12 percent slopes, severely eroded	18.14	19.3%		Ille	33	95	3	6	48
RtB	Rush silt loam, 2 to 6 percent slopes	5.88	6.3%		Ille	54	155	5	10	78
Sm	Sleeth silt loam	4.18	4.4%		Ilw	45	140	5	10	63
KoB	Kosciusko silt loam, 2 to 6 percent slopes	4.13	4.4%		Ille	39	111	4	8	56
HeE	Hennepin loam, 25 to 60 percent slopes	3.08	3.3%		Ville	42	120	4	8	60
Gg	Gilford loam, gravelly substratum	2.09	2.2%		Ilw	35	155	5	10	62
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	0.49	0.5%		Ilw	54	168	5	11	74
Ge	Gessie Variant silt loam, occasionally flooded	0.25	0.3%		Ilw	25	70	2	5	35
Cy	Cyclone silt loam	0.21	0.2%		Ilw	54	190	6	13	76
Weighted Average						48	139.6	4.5	9.1	69.5

OWNERS: WILSON AND LEAH JUSTICE

Sale Managers: Jim Hayworth and Jimmy Hayworth
888-808-8680 (office) or 765-427-1913 (cell)



800-451-2709
www.SchraderAuction.com