

# Terms and Conditions

**PROCEDURE:** The property will be offered in 2 individual tracts, combination of tracts and as a total 84± acre unit. There will be open bidding on both tracts and combination 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. The down payment may be made in the form of casher'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 prior to closing.

**EVIDENCE OF BID PRICE:** 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 of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**PLANNING APPROVAL:** The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricultural purposes, and any construction on the property may require approval, at their own risk, their own independent inspection, investigations, inquiries and due diligence concerning the property.

**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, their own independent inspection, investigations, inquiries and due diligence concerning the property.

**REAL ESTATE TAXES:** Seller shall pay all 2014 taxes due 2015. Buyer will pay 2015 ditch tax and thereafter.

**POSSESSION:** Possession is at closing. Between Buyer(s) and Seller. All lender costs shall be paid by the Seller. Costs for administrative closing shall be shared 50/50 between Buyer(s) and Seller. All lender costs shall be paid by the Seller.

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**DISCLAIMER AND AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 • 800-451-2709  
schraderauction.com

FEBRUARY 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

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Auction Managers:  
Jim and Jimmy Hayworth  
(888) 808-8680 • (765) 427-1913

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# 84± LAND AUCTION

White County • 11 miles northwest of Monticello

White Co., IN • 11 mi Northeast of Monticello

# 84± LAND AUCTION

acres in 2 tracts

- Quality Tillable Land
- Wooded Land
- Possible Building Land



Thursday, February 19 • 5:00pm eastern





Tract 1

Tract 2

# 84± acres in 2 tracts

## LAND AUCTION

White County  
11 miles northwest  
of Monticello

**Thursday, February 19 • 6 PM Eastern**

**Auction Location:** Best Western Bradywine Inn & Suites - Meeting Center, 304 South 6th Street, Monticello, IN. At the intersection of US 24 and South 6th Street (Hubbard GM on southwest corner), take South 6th Street approximately 1/4 mile south to auction site.

**Property Location:** From the intersection of SR 39 and US 24 (East side of Monticello), follow US 24, 6 miles east, to CR 1300 E, then take CR 1300 E 4.5 miles North to property is on the East side of 1300 E and South side of 500 N.

### Tract Information:

**Tract #1:** 67± Acre parcel of land with 64.83 acres tillable. This tract has quality soils, an open ditch for drainage. Also, this tract has frontage on CR 1300 E.

**Tract #2:** 16± Acre tract of wooded land with a possible building site. This tract has frontage on CR 1300 E and CR 500 N.

Real Estate Taxes 2013 - payable 2014  
Real Estate \$526.34/6 mo.  
Ditch \$44.75/6 mo.

**Inspection Date:**  
Tuesday, January 27  
3:00pm-5:00pm Eastern

### Owners:

Amy L. Shepherd &  
Mark G. Anderson,  
signing as Co-Trustees of the  
Dudley G. Anderson and Beverly  
A. Anderson Revocable Living trust  
and also as atty-in-fact on behalf of  
Beverly A. Anderson.



ONLINE BIDDING  
AVAILABLE

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

800-451-2709

260-244-7606

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Tract 2

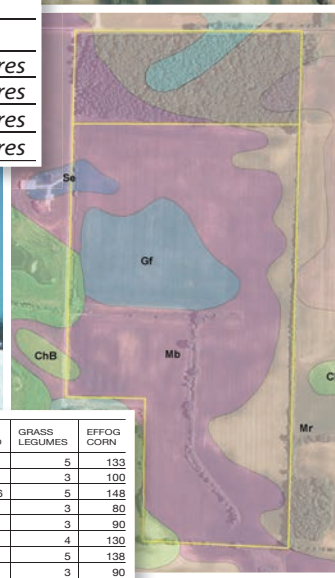
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	NON-IRR CLASS LEGEND	NON-IRR CLASS	WINTER WHEAT	SOY BEANS	PASTURE	CORN	CORN IRRIGATED	GRASS LEGUMES	EFFOG CORN
Mb	Maumee loamy fine sand	46.83	56.6%		Illw	54	28	9	133		5	133
Mr	Morocco fine sand	19.92	24.1%		IVs	45	28	7	100		3	100
Gf	Gilford fine sandy loam	10.25	12.4%		Illw	59	33	10	148	6	5	148
ChC	Chelsea fine sand	2.35	2.8%		Vls	36	28	5	80		3	80
BmA	Brems loamy fine sand	1.01	1.2%		IVs	41	32	6	90		3	90
Se	Seafeld fine sandy loam	0.87	1.1%		Illw	59	37	9	130		4	130
Mw	Muskego muck	0.78	0.9%		IVw	55	36	9	137		5	138
ChB	Chelsea fine sand	0.76	0.9%		IVs	41	32	6	90		3	90
Weighted Average						51.7	28.9	8.5	124.5	0.7	4.4	124.5



### FSA DATA

Farm No. 3199

Farmland	83.51 acres
Cropland	64.83 acres
Corn Base	31.8 acres
Soybeans Base	31.7 acres



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