Terms and Conditions

ACCENTANCE OF BID PRICE. The successful bidder will be required to enter into a Purchase Agreement at the auction reprint the curron of the final program of the process of the purchase print in interfact to for the constance of the purchase of the purchase print the print of the purchase of the purcha at closing. allanged financing, if needed, and are capable of paying cash

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

CICISING: The boliques of the burchase birce is and arbitrary of burger to lecoid, and all other matters of burgic record.

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price is subject to the Seller's acceptance or rejection. **EVIDENCE: OF ITTLE:** The Seller agrees to furnish Buyer an updated commitment for an Owner's Policy of Title Insurance

DOWN PAYMENT: 10% down payment on the day of auction complications and the total property may compete. auction as determinded by the Auctioneer. Bids on tracts, tract

pe obeu piggiud ou potu tracts aug compluation gruing the PROCEDURE: The property will be offered in 2 individual tracts, combination of tracts and as a total 84± acre unit. There will

conducting, at their own risk, their own independent inspection, ENDERY INSECTION: Each potential Bidder is responsible for county approval.

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Whorkerny Wake place 30 days after auction day, or as soon thereafter as applicable cloang days after auction day, or as soon between Buyers, prostant are complete by the Seler, Costs for daminstered cloang shall be paid by the between Buyers, prostant and seler, All lender costs and be paid by the between Buyers, prostant and seler, and the between Buyers, prostant and seler, and the and the and the and the between Buyers, prostant and the between Buyers, p

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icit is a standard and a standard a standar standard a st statted with auction personnel. Further, Seller disclaims any and propeny. investigations, inquires and due diligence concerning the cougneting, at their own tisk, their own independent inspections,

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

White County • 11 miles northwest of Monticello

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Thursday, February 19 • 5:00pm eastern

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AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. DiSCLAIMER AND ASSIVCE OF WARRANTIES: All information

EASEMENTS: Subject to any and all existing easement. between advertised and surveyed acres. only. Final sales price shall be adjusted to reflect any atterence

Con respection the day of the auction. Select and successful to consider shall each pay holi (30:50) the constance, the type of survey preformed shall be constance, if Select actions the type for providing title instances. If Select actions the auticient needed, find cales processful action to additional series and the constantion of the constance and the constance previous the constantion of the constance and the constance previous and the constantion of the constance and the constance previous actions of the constantion of the constance and the constance of the constantion o on current legal description and/or aerial photos.

of the property by virtue of the offereing of the property for sale. boundaries are approximated and have been attimated based inspection of the property. No pary shall be deemed an invitee aug all responsibility for Bidder's safety during and physical statted with auction personnel. Further, Seller disclaims any biobeuly. iusbeculou gates uave been screanled and will be

PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE

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STOCK PHOTOGRAPHY: Background imagery of com is tor ceqeuijals, ittues; etc. All decisions of the Auctioneet are final. er and Selling Agents reserve the right to preclude any bidding are at the direction and discretion of the Auctioneer. 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 property. The information contained in this brochure is subject tor conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the prochure are approximate. Each potential bidder is responsible All sketches and almensions in the the Auction Company. IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Austrop Concerning the selfches and dimensions in the

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(888) 808-8680 • (765) 427-1913 Jim and Jimmy Haywoth

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White Co., IV • 11 mi Northeast of Monticello

tracts 2 ui

- Mooded Land Quality Tillable Land
- Possible Building Land

Real Estate and Auction Company, Inc



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.

ONLIN

AV

ilford fine sandy loam

Brems loamy fine sand

Chelsea fine sand

10.25

1.01

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

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.



800-451-2709 260-244-7606 SchraderAution.com

Inspection Dates
Inspection Date:
Tuesday, Janurary 27
3:00pm-5:00pm Eastern

3:00pm-5:00pm Easter						EIN FSA DATA					
						31	99				
VE BIDDING	d al	al alu			Farmland			83.51 acres			
'AILABLE	Alle constraints				Cropland			64.83 acres			
AILAULL					Corn Base			31.8 acres			
The second states and the				13/31	Soybeans Base			31.7 acres			
Fract 2			NON-IPE CLASS	NON-IBR		Soy	s int		CORN	GRAS	
SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CLASS	WHEAT	BEANS	PASTURE	CORN	IRRIGATED	LEGU	
Maumee loamy fine sand	46.83	56.6%		Illw	54	28	9	133			

IV:



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1

65± acres

16± acres

Auction Mangers: Jim and JImmy Hayworth (888) 808-8680 • (765) 427-1913

1.2%