

**TERMS AND CONDITIONS**

**PROCEDURE:** The farm will be offered as 1 tract. Down payment on the day of the auction with balance in cash at closing. The down payment may be 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.

**APPROVAL 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.

**DEED:** Seller shall provide a Warranty deed. Evidence of title: Seller shall provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place 15 days after listed materials is subject to the Terms and Conditions of proof of merchantable title.

**POSSESSION:** Land after harvest of 2015 crops. The pole building January 6, 2016, and the bins and dryer August 15, 2016.

**REAL ESTATE TAXES:** Seller pays 2014 and 2015 taxes due in 2015 and 2016. Buyer shall pay all taxes thereafter.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

**ACREAGE:** All acreage is approximate and has not been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** There shall be no survey EASEMENTS: The sale of the property is subject to any and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information provided 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. All sketches and dimensions expressed in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**

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Real Estate and Auction Company, Inc.

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Columbia City, IN 46725  
260-244-7606 • 800-451-2709  
Auction Manager: Gary Bailey  
#AC63001504, #AU09200000

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**AUGUST 2015**

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NEW PARIS, IN

1 TRACT  
**210±**  
acres

Elkhart County, Jackson Twp.  
North of Millford  
South of Goshen

Tuesday, August 11 - at 6:00 PM

**AUCTION**

ONLINE BIDDING  
AVAILABLE



- Highly Productive Land
- 70,000 Bu. Grain Handling with New Brock Dryer
- Pole Building



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

NEW PARIS, IN • Elkhart County, Jackson Township

**210±**  
acres

# 210± acres

**NEW PARIS, IN**  
Elkhart Co., Jackson Twp.  
North of Milford, South of Goshen

# AUCTION

**Tuesday, August 11 - 6 PM**

### PROPERTY LOCATION:

3 Miles north of US 6 or 4 Miles south of Goshen on SR 15 to CR 146 at New Paris, turn east ¼ mile to CR 23 turn south to farm on east side of CR 23 and continue south to CR 146 then east, farm on north side of CR 146.

### AUCTION LOCATION:

At Sunnyside Park, New Paris, Indiana, 68443 Clinton Street, ¼ mile east of SR 15 on CR 46 (Market Street) to Clinton Street, turn south to Park.

### TRACT INFORMATION

**TRACT #1: 210± Acres**, approximately 205 tillable productive acres with approximately 180 irrigated with two Valley center pivots, electric well pump and control panel. Approximately 70,000 bushel grain storage capacity, with one year old SQ 20 Brock, SuperB continuous flow grain dryer, DMC grain transfer air system and new 43,000 bushel holding bin. 48'x75' Morton pole building with 13' high door 24' wide. There is a concrete containment with load out pad for fertilizer storage.  
POSSESSION: Land after harvest of 2015 crops. The pole building January 6, 2016 and the bins and dryer August 15, 2016.

### OWNERS:

**Rich and Sue Snider**

### SALE MANAGER:

Gary Bailey 800-659-9759  
gary@garybaileyauctions.com

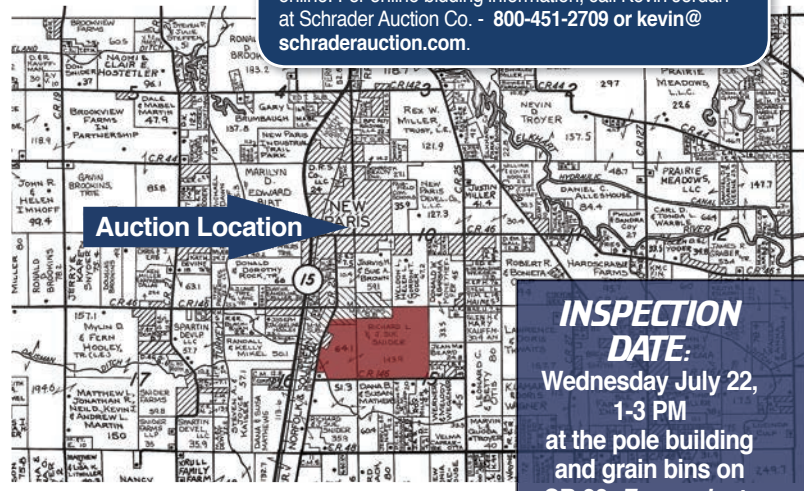
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### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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 or [kevin@schraderauction.com](mailto:kevin@schraderauction.com).



### INSPECTION DATE:

Wednesday July 22,  
1-3 PM  
at the pole building  
and grain bins on  
CR 23. For a private  
inspection call the  
sale manager.



SOIL TYPES	
Code	Soil Name
RopB	Riddles-Oshtemo fine sandy loams
WobB	Williamstown-Crosier complex
RoqC2	Riddles-Metea complex
CvdA	Crosier loam
GczA	Gilford sandy loam
BuuA	Brookston loam
VnxA	Vistula loamy
CvdB	Crosier loam
BtxA	Bristol loamy sand
BshA	Brady sandy loam

