

TERMS AND CONDITIONS

PROCEDURE: The farm will be offered as a total unit. There will be open bidding.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day 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 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 price are subject to the Sellers' 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 30 days after proof of merchantable title.

POSSESSION: at closing on non-tillable land after harvest on tillable land.

REAL ESTATE TAXES: Pro-rata to day of closing

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

ACREAGE: All acreage is approximate and has been estimated based on current Elkhart County Assessors legal descriptions.

SURVEY: There shall be no new 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. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING 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.

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

The information contained in this brochure is subject to verification by investigation, inquiries, and due diligence concerning the property.

SCHRADER Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
Auction Manager:
 Gary Bailey 800-659-9759
 #AC63001504, #AU09200000

OCTOBER 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
4	5	6	7	14	15	16
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

800.659.9759
 GaryBaileyAuctions.com



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 www.schraderauction.com



Elkhart County, New Paris, IN

95.18± acres

Elkhart County, Indiana
 Jackson Twp.

Fairfield Schools • South of Goshen • New Paris, IN

95.18± acres

REAL ESTATE AUCTION



Productive Tillable Land
 Hunting & Recreation
 Potential Building Site

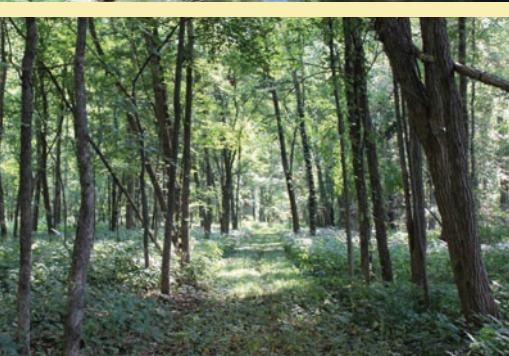
At Sunnyside Park, 68443
 Clinton St, New Paris

THURSDAY, OCTOBER 8 • 6 PM

Manicured Trails

Turkey Creek





95.18± acres

Elkhart County,
Indiana
Jackson Twp.

Fairfield Schools • South of Goshen • New Paris, IN

REAL ESTATE AUCTION

THURSDAY, OCTOBER 8 • 6 PM

At Sunnyside Park, 68443
Clinton St, New Paris

PROPERTY LOCATION: 1.5 miles north of US 6 or 5.5 miles south of Goshen on SR 15 to CR 50 turn west ½ mile to CR 21 then turn north ½ mile.

AUCTION LOCATION: At Sunnyside Park, 68443 Clinton Street, New Paris. ¼ mile east of SR15 on CR 46 (Market Street) to Clinton Street turn south to park.

TRACT INFORMATION:

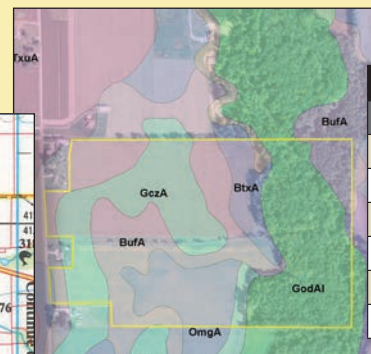
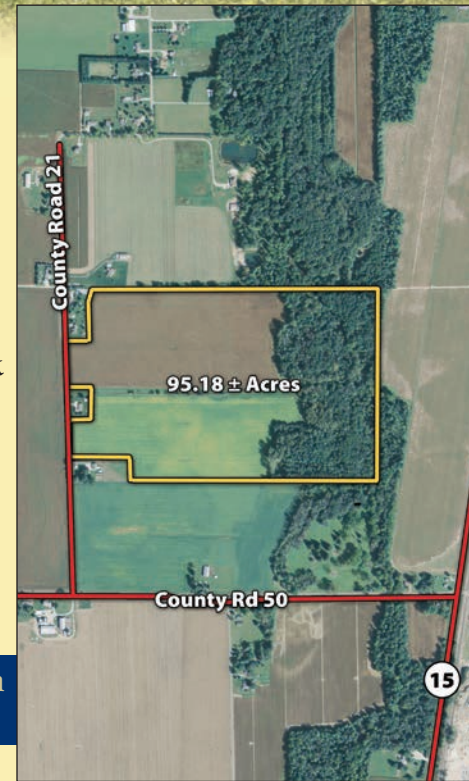
95.18± Acres,

63± Productive tillable acres and approximately 32± wooded acres, with picturesque Turkey Creek meandering thru the wooded area. Many mature trees and future harvestable timber. Manicured trails through this nature lover or deer hunters paradise and a great potential building site.

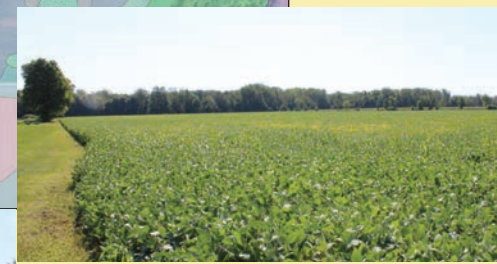
Note: Hunters, buy one of the best deer properties in northern Indiana and let the tillable land pay for it.

INSPECTION DATES: Sunday, September 13, 1-3 pm
Call the Sale Managers for Private inspections.

OWNERS: Krull Family Farm, LLC
SALE MANAGER: Gary Bailey
800-659-9759 or 574-858-2859
Email: gary@garybaileyauctions.com



SOILS	
Symbol	Name
BufA	Bronson
GczA	Gilford
OmgA	Osolo
BtxA	Bristol
TxtuB	Tyner
BtxC	Bristol



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