

# Auction Terms & Conditions:

**PROCEDURE:** The property will be offered as a total 92.7±-acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE 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 is subject to the Seller's acceptance or rejection.

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

**DEED:** Seller shall provide Trustee's Deed.

**CLOSING:** The balance of the purchase price

is due at closing, which will take place within 15 days of presentation of insurable title. Costs for Buyer and Seller.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes shall be prorated to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

**SURVEY:** 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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

**DISCLAIMER AND ABSENCE OF WARRANTY:** 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 the 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. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

OCTOBER 2015									
Sun	Mon	Tue	Wed	Thu	Fri	Sat			
				1	2	3	4	5	6
11	12	13	14	15	16	17	18	19	20
25	26	27	28	29	30	31			



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**AUCTION**  
Monday, October 12 • 1 PM  
held at the Earl D. Schoeffner Memorial Building, Muncie, IL

**92.7± acres**  
OFFERED IN 1 TRACT

**PRODUCTIVE FARMLAND**  
Primarily Faxon, Gifford, Rockton soils  
Muncie, IL

**92.7± acres** PRODUCTIVE FARMLAND  
Muncie, IL

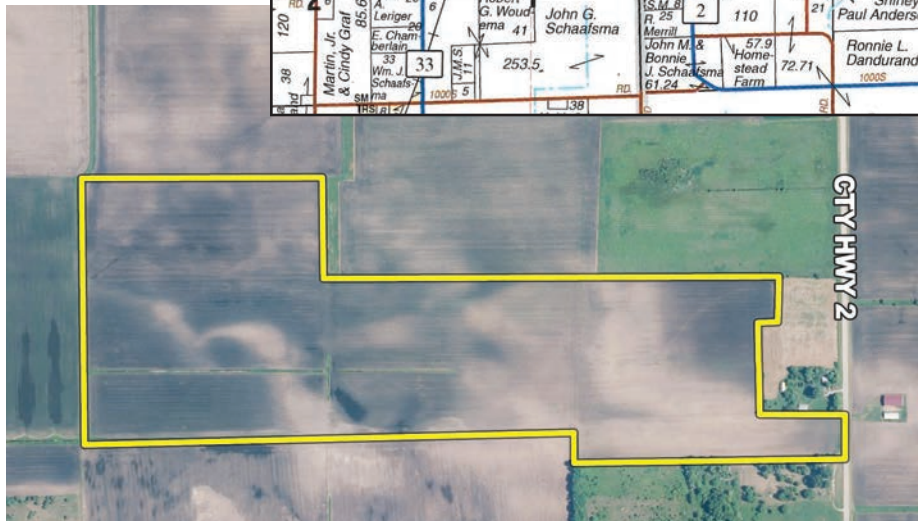
**SCHRADER**  
Real Estate and Auction Company, Inc.



# PRODUCTIVE FARMLAND

**92.7<sup>±</sup> acres**  
**AUCTION**  
 Monday, October 12 • 1 pm

*Momence, IL*



## AUCTION LOCATION:

Earl D. Schoeffner Memorial Building on the Southeast corner of the intersection of Dixie Highway and Second Street, Momence, IL.

## PROPERTY LOCATION:

From the east edge of Momence, IL on SR 114, take CR 11250 E south 1-1/2 miles to CR 1000 N then jog east to CR 11380 E and go South to CR 500 N then east to CR 11500 E / County Highway 2, 3/4 mile to the property on the west side OR south of Momence on SR 1 & 17, 2 miles to County Highway 2 / CR 500 N and follow County Highway 2, 1-3/4 mile to the property.

**92.7<sup>±</sup> ACRES** of mostly all tillable farmland.  
 Primarily Faxon, Gilford, Rockton soils.

## OWNER:

**EARL SCHOEFFNER CHARITABLE TRUST**

Auction Manager: Arden Schrader



**260-244-7606 or 1-800-451-2709**

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SOIL TYPES	
Code	Soil Name
516A	Faxon silt loam
201A	Gilford fine sandy loam
503A	Rockton silt loam
503B	Rockton silt loam
88B	Sparta loamy fine sand
610A	Tallmadge sandy loam
49A	Watseka loamy fine sand
151A	Ridgeville fine sandy loam
98B	Ade loamy fine sand

