

Auction Terms & Procedures

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 20 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may complete.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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 PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing.

ing, which will take place within 15 days of presentation of title policy

POSSESSION: At closing subject to removal of 2015 crop lease. 2016 crop rights to be conveyed.

REAL ESTATE TAXES: Buyer(s) to pay installment due and payable 2016. Seller to pay all taxes payable 2015. 2015 taxes were \$328.10/yr. based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

FSA INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights and timber owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its

DISCLAIMER AND ABSENCE OF WARRANTIES: 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 "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 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Drive, Columbia City, IN 46725
260-244-7606 • 800-451-2709

P.O. Box 202, Centerville, IN 47330
SALES MANAGER: Steve Slonaker:
877-747-0212 or 765-855-2045
schrader@parallax.ws

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	29	30	31
OCTOBER 2105						

#AC63001504
#AU19300120
NMA
IAA
AUCTIONEER

www.schraderauction.com

Follow us on: YouTube

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

Auction

SOUTHEAST INDIANA
Near Cambridge City & Hagerstown



Great Recreation or Potential Rural Home Site

20± acres

offered in 2 Tracts

- Pretty small farm with combination recreational woodland and open land
- Easy access to I-70 for commuters too
- Nice rural area
- State access on west side of both tracts

6:00 PM

WEDNESDAY, OCTOBER 28

held at Hartley Hills Country Club
Hagerstown, IN

SOUTHEAST INDIANA

Auction

Wednesday, October 28

6:00 PM

NEAR CAMBRIDGE CITY
AND HAGERSTOWN

20[±] acres
offered in 2 Tracts

*Inspection
Dates:
Walk over
inspections
at prospects
convenience
and risk. Note:
Hunting season,
caution early or
late in day.*

Auction Site: Hartley Hills Country Club, Hagerstown, IN.
Just north of Hwy. 38 at Hwy. 1. Address: 201 N. Woodpecker Road.

Property Location: Corner of Kepler and Dougherty Rd.
4 miles northeast of Cambridge City or 4 miles southeast of Hagerstown.
Just 3 miles east of Hwy. 1 and Intersection 70 on north side. Sec. 9 Twp.
16N R 13E. From Hwy. 1 at I-70 east on Frontage Rd. to Jacksonburg Rd.
Left on Jacksonburg Rd. then left on Kepler Rd. and 1 mi. on north side.

Tract Descriptions: All acreages are approximate.

TRACT 1: 5± acres all cropland with some good fence. Here is a place for
your barn and livestock and place in the country. Est. 284 ft. of frontage on
Kepler Rd.

TRACT 2: 15± acres all pretty woodland. Lots of mature trees with some
nice Hickory and mixed hardwoods. This is a great family recreation
opportunity and long term timber investment. Est. 262 ft. of frontage on
Kepler Rd.

Owner: JEFFREY S. LINDLEY

FOR INFORMATION CALL:
SALES MANAGER: Steve Slonaker:
877-747-0212 or 765-855-2045

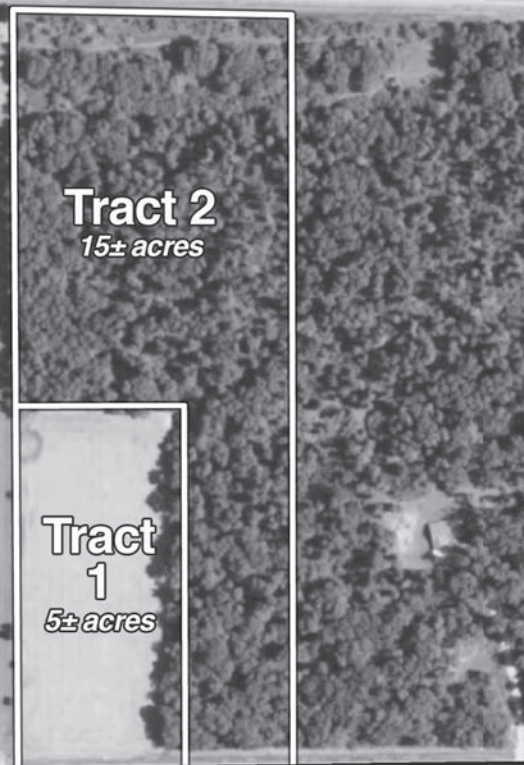


ONLINE BIDDING

You may bid online during the
auction at www.schraderauction.com. You
must be registered One Week in Advance
of the Auction to bid online. For information
on registering for online bidding, call Schrader
Auction Company at 1-877-747-0212.

SCHRADER
Real Estate and Auction Company, Inc.

www.SchraderAuction.com



W KEPLER RD

