

AUCTION TERMS AND CONDITIONS

PROCEDURE: All tracts are eligible for combinations.

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.**

TAXES: Buyer will assume and pay all taxes due November 2017 and thereafter. 2015/16 taxes were approx. \$2109.

APPROVAL OF BID PRICES: 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 Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty(s) deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place on or before est. November 15th

POSSESSION: At closing subject to 2016 crop rights.

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

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres unless the tract includes improvements. In the event that the entire property

sells to one buyer 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. **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.** 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, inquires, 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. All sketches and dimensions 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, express or implied or arising by operation of law, including a 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.



950 N. Liberty Dr., Columbia City, IN 46725

Auction Managers:

Mark Smithson: 765-744-1846

Steve Slonaker: 877-747-0212

#AC63001504, #AU10100108, #AU19300120



REAL ESTATE AUCTION

SEPTEMBER 2016						
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	22	19	20	21	22	23
24	25	26	27	28	29	30



877-747-0212

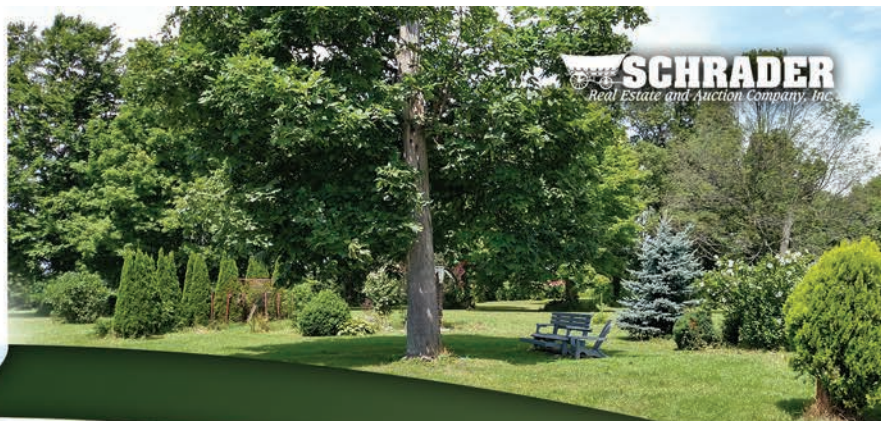
www.SchraderAuction.com

Henry
County



58[±]
Acres

REAL ESTATE AUCTION



SCHRADER
Real Estate and Auction Company, Inc.

- Beautiful Wooded Land • Charming Country Home
- Productive Tillable Farm land • Next door to Summit Lake State Park • Across from Blue River School

Tuesday, September 27th @ 6pm
at the Prairie Township Community Room - Mt. Summit

- Property is 4.5 miles North of New Castle and 11 miles South of Muncie
- Adjacent to US 36 and convenient to SR 3
- Good Hwy. 36 frontage. • One mile from Hwy. 3





REAL ESTATE AUCTION

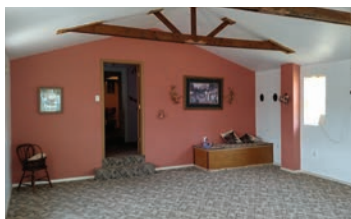
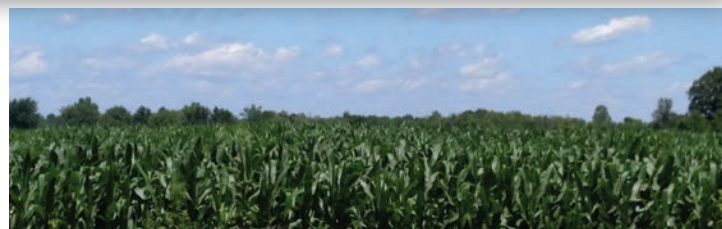
Tuesday, September 27th @ 6pm

**58[±]
Acres**

- Henry County
- North of New Castle
- Across from Blue River School

PROPERTY LOCATION: 3276 E. US 36, New Castle, IN. From the north side of New Castle travel north 4½ miles to US 36, then east 2¾ miles to the property on the north side. **Section 18, Township 18N, Range 11E, Prairie Township, Henry County**

AUCTION LOCATION: Prairie Township Community Room, 104 W. Main St, Mt. Summit, IN. From the north side of New Castle travel north 4½ miles to US 36, then west ½ mile to auction site.



TRACT DESCRIPTIONS:

Tract 1: 31[±] acres: 30.55 acres tillable per FSA records. About 675 ft. of frontage along US 36. Good productive ground and a nice tract to add to your operation. Mostly Crosby and Miamian soils.

Tract 2: 7[±] acres: All tillable with mostly Miamian and Losantville soils. Great add on tract or perfect to combine with Tracts 1 and/or 4. Has 30 ft. owned access from CR 550N. Must be purchased in combination or as an add-on to be considered buildable.

Tract 3: 15[±] acres: All wooded and enrolled in the IN State Classified Forest program. Nice woods under good management – great recreational parcel or potential home site.

Tract 4: 5[±] acres: Nice Country home with attractive acreage. Home has been updated, has 3,081 sq. ft. with large family and recreation room. Appliances stay with the home. Parcel also includes a detached garage.

MAPS:



Inspection Dates:

- September 8th, 4-6pm
- September 17th, 9-11am
- September 22nd, 4-6pm



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OWNERS: CHARLES & CAROLYN CHOWNING



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Call or Visit our Website for
brochure & more pictures!