

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered as (1) individual tract. There will be open bidding on the tract as determined by the Auctioneer.

**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, 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 PRICES:** Successful bidder 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:** The Seller will provide a Preliminary Title Commitment and Title policy in the amount of the Purchase Price.

**DEED:** Seller(s) shall provide a Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before **November 8, 2016**.

**POSSESSION:** Possession will be delivered at closing subject to the 2016 crop lease. Buyer to receive **2017 CROP RIGHTS!**

**REAL ESTATE TAXES / ASSESSMENTS:** Seller will pay all 2016 taxes due in 2017 by giving the buyer a credit at closing.

**ACREAGE:** All boundaries are approximate and have been estimated 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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. It is assumed that the current legal description will be sufficient for legal transfer.

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

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

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

**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 Dr., Columbia City, IN 46725  
260-244-7606 • 800-451-2709

**CENTERVILLE OFFICE:**

300 N. Morton Ave., Centerville, IN 47330

**Auction Managers:**

Andy Walther, 765-969-0401

andy@schraderauction.com

Steve Slonaker, 765-855-2045

#AC63001504, #AU19400167, #AU19300120



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**75± ACRES** FOUNTAIN CITY, IN | Wayne Co., New Garden Twp.  
IN 1 TRACT

Follow us on:

- 71.47± FSA CROPLAND ACRES - 2017 Crop Rights to Buyer
- Level to gently rolling - Farmed as (1) field
- 2.2± Acres of Improved - CRP waterways
- Productive Treaty, Crosby and Celina Soils

OCTOBER 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	19	20	21	22
23	24	25	26	27	28	29
30	31					

FOUNTAIN CITY, IN | Wayne Co., New Garden Twp.

10 miles north of RICHMOND, IN  
7 miles south of LYNN, IN

**75± ACRES** IN 1 TRACT

- 71.47± FSA CROPLAND ACRES - 2017 Crop Rights to Buyer
- Level to gently rolling - Farmed as (1) field
- 2.2± Acres of Improved - CRP waterways
- Productive Treaty, Crosby and Celina Soils

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

**FARMLAND AUCTION**

WEDNESDAY, OCTOBER 5  
6:00 PM

held at the Fountain City Lions Club Building  
Fountain City, IN

**ONLINE BIDDING AVAILABLE**

GREAT INCOME PRODUCING TRACT. COME EXAMINE THE POSSIBILITIES!

# FARMLAND AUCTION

## 75<sup>±</sup> ACRES

WEDNESDAY, OCTOBER 5 ▸ 6:00 PM

### INSPECTION TIMES:

Wednesday, September 14<sup>th</sup>, 9-10 am & Wednesday, September 28<sup>th</sup>, 9-10 am. *Walk-over Inspections Welcome!*

### PROPERTY LOCATION:

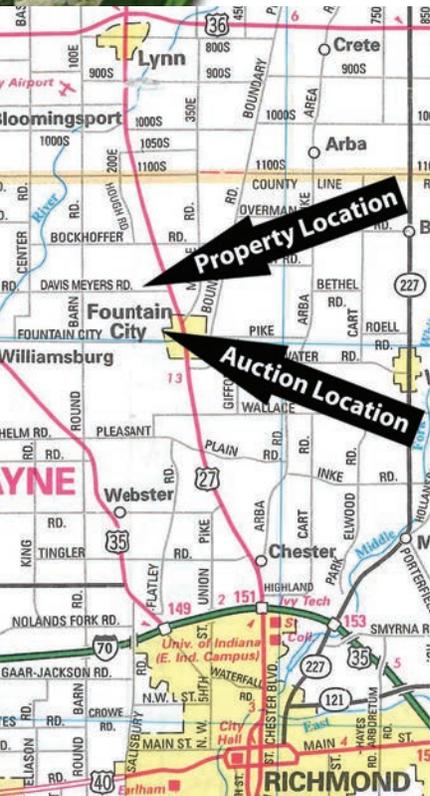
Part of **Section 35 of New Garden Township, Wayne County, IN** with frontage on Davis Meyers Rd. From US 27 in FOUNTAIN CITY, IN travel north 1 mile to Davis Meyers Rd., then left (west) ¼ mile to the property on the north side of the road. Or From US 27 and SR 36 in LYNN, IN travel south 7 miles to Davis Meyers Rd. then right to the property.

### AUCTION LOCATION:

**Fountain City Lions Club Building,** 600 W. Main St., Fountain City, IN 47341. From the flashing light on US 27 in the center of Fountain City, take Main Street west 6 blocks to the auction site.

### TRACT DESCRIPTIONS:

(All Acreages are Approximates)  
**Wayne County, New Garden Township, Section 35**  
**75± Acres** with 71.47 FSA cropland acres. 685' of combined frontage on Davis Meyers Rd. The farm consists of productive Crosby, Celina, and Treaty soils and is currently farmed as one field. Improved drainage practices include 2.2± acres of CRP waterways. There is 2.5± acres of woodland at the far northeast corner of this tract. Add this land to your farming operation or consider it for an income producing investment. Northeastern-Wayne Schools. Full 2017 crop rights to the BUYER!



### SOIL TYPES

Code	Soil Name
CrB	Crosby-Celina silt loams
Tr	Treaty silty clay loam
MnB2	Miami silt loam
MwB2	Miami-Crosby silt loams

OWNERS: DENNIS L. ANDREWS AND CHERYL S. HINSHAW

For Information Call: Auction Manager(s):  
 Andy Walther - 765-969-0401, andy@schraderauction.com  
 Steve Slonaker - 765-855-2045

**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**. For information, call Schradler Auction Company.

**SCHRADER**  
 Real Estate and Auction Company, Inc. **800-451-2709**  
[www.SchradlerAuction.com](http://www.SchradlerAuction.com)

