

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered as a whole with bid increments at the discretion of the auctioneer.

DOWN PAYMENT: 10% down payment on the day of 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 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 and bank approval.

DEED: Seller will 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. Sellers shall not be responsible for any

closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.
REAL ESTATE TAXES: Seller will pay the 2016 due in 2017 real estate taxes, Buyer will pay any and all taxes due after closing.

SURVEY: There will be no survey. The property shall be deeded with the existing legal description.

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 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. 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. All sketches and dimensions in the 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 any 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 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 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.**



P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725
260-244-7606 or 1-800-451-2709

AUCTION MANAGER:

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Jimmy Hayworth
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69⁺ acres in 1 Tract **Land AUCTION** **Bourbon, IN • Marshall Co.**

FEBRUARY 2017						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
		7	8	9	10	11
5	6	14	15	16	17	18
12	13	21	22	23	24	25
19	20	28				
26	27					

Bourbon, IN • Marshall County

Land AUCTION



69⁺ acres in 1 Tract

*Great Location!
Quality Soils!*

Wednesday, February 1 @ 6:00 pm

Land AUCTION

Wednesday, February 1
at 6:00 pm

3 miles south of Bourbon, IN on SR 331 and just north of SR 10

AUCTION LOCATION: From Bourbon, IN at the stop light on SR331 (Main Street) go north on SR 331 for 7 blocks to Florence Street; then go 2 blocks east on Florence Street to Matchett Square, 805 Harris Street.

PROPERTY LOCATION: From Bourbon, IN; go approx. 3 miles south on SR 331; the property is on the east side of SR 331 and just north of SR 10.

TRACT DESCRIPTION:

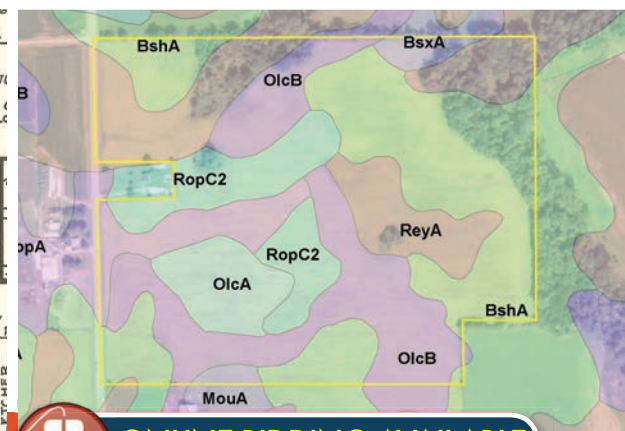
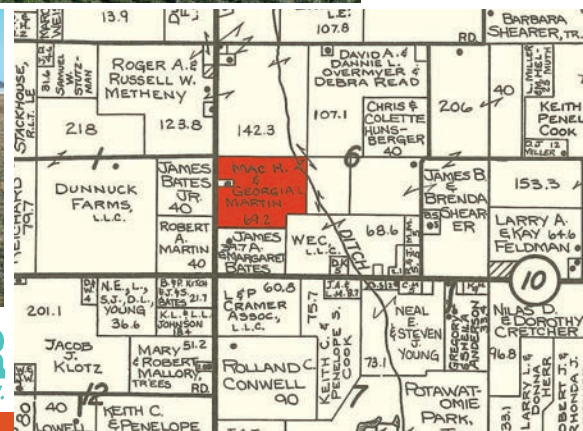
TRACT 1: 69.23 ACRE tract with 59.35 tillable acres. Also, this tract has quality soils and frontage on SR 331.

FSA Info: Farm #7351

Cropland 59.35 Acres
Wheat Base 2.1 Acres; PLC Yield 41 bu.
Corn Base 33.1 Acres; PLC Yield 140 bu.
Soybeans Base 24.0 Acres; PLC Yield 41 bu.

2015 pay 2016 RE Taxes - \$727.04/6 mo.

**INSPECTION
DATE:
Wednesday
January 4, 2017
3-5:00 PM**



SCHRADER
Real Estate and Auction Company, Inc.

Owners: Mac & Georgia L. Martin

Sale Managers: Jim Hayworth 1-888-808-8680 or 765-427-1913; Jimmy Hayworth

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ONLINE BIDDING AVAILABLE

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 online bidding information, call Schrader Auction Co. - 800-451-2709.