### **AUCTION TERMS & CONDITIONS:**

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 100± 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 compete

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction. DEED: Seller shall provide a Warranty Deed, with corporation provisions as applicable, sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of

way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closthereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared paid by the Buyer(s). **POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2016 real estate ments due after closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based EASEMENTS: Subject to any and all existing easements. on county tax parcel data, county GIS and/or aerial mapping. AGENCY: Schrader Real Estate & Auction Company, Inc. SURVEY: The Seller shall provide a new survey where there and its representatives are exclusive agents of the Seller.

> offered in 3 TRAC from 30-40±

Acres

is no existing legal description or where new boundaries are DISCLAIMER AND ABSENCE OF WARRANTIES: All created by the tract divisions in this auction or where Seller information contained in this brochure and all related mateotherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and agrees to furnish Buyer(s), at Seller's expense, an updated title 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. If Seller determines a survey is needed, combined purchases will receive ing, which will take place 30 days after auction day, or as soon a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres. PROPERTY INSPECTION: Each potential Bidder is 50:50 between Buyer(s) and Seller. All lender costs shall be responsible for conducting, at their own risk, their own subject to verification by all parties relying on it. No liability independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has or the Auction Company. Conduct of the auction and increbeen scheduled and will be staffed with auction personnel. taxes due and payable in 2017. Buyer shall assume any taxes Further, Seller disclaims any and all responsibility for Bidder's thereafter. Buyer shall assume any ditch and drainage assess- safety during any physical inspection of the property. No par- to preclude any person from bidding if there is any question ty shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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rials 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 inspec-

tions, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is for its accuracy, errors, or omissions is assumed by the Seller ments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right 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 MATE-RIAL OR ANY OTHER ORAL STATEMENTS MADE.

**NEWTON COUNTY, IN** 

Real Estate and Auction Company, Inc. P.O. Box 508, 950 N. Liberty Drive Columbia City, IN 46725 auctions@schraderauction.com

4± Miles East of Morocco - 10± Miles West of Rensselaer Great Location • Quality Soils

#### AUCTION MANAGERS: Matt Wiseman - 866-419-7223 • 219-689-4373

Jim Hayworth - 888-808-8680 • 765-427-1913 **Jimmy Hayworth** 

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# BEAVER NEWTON JN CR 300 Mt Ayr Morocco \* 1200 W 300E Rensselae 400 E **TRACTS 2 & 3 TRACT 1** REAL ESTATE AUCT Tuesday, January 31 5:00 PM CENTRAL AUCTION SITE: Beaver Township Community Center, 409 South Date: Polk St., Morocco, IN 47963. From east of Morocco at the junction of U.S. E 350 S

41 & St. Rd. 114, go west on E. Michigan St. (CR 400 S) approximately 3/4 mile to Polk St. Turn north (right) on Polk St. and travel 1/8 mile to auction site on your right. The Beaver Township Community Center adjoins the Fire Station.

PROPERTY LOCATION: Tract 1: From east of Morocco at the junction of U.S. 41 & St. Rd. 114, go east on St. Rd. 114 approximately 3 1/2 miles to the property on the north side of the road. Tract 2: From east of Morocco at the junction of U.S. 41 & St. Rd. 114, go east on St. Rd. 114 approximately 3 1/4 miles to County Road 100 E. Turn north (left) onto CR 100 E. and go approximately 1/4 mile to the property on the west side of the road. Tract 3: On the west side of Tract 2 on CR 350 S.

# **TRACT INFORMATION:**

TRACT #1 - A 40± acre parcel of land, mostly all tillable. It has quality soils and road frontage on SR 114.

TRACT #2 - A 30± acre tract of land, mostly all tillable. It has quality soils and road frontage on CR 100 E and CR 350 S.



It also has a 42'x 64'x 14' tool shed on this tract with 16 and 20 ft. sliding doors and a dirt gravel floor.

TRACT #3 - A 30± acre parcel of land and mostly all tillable. It has road frontage on CR 350 S.

Real Estate Taxes: 2015 payable 2016: TR 1: \$1,234.72; TR 2 & 3: \$1,836.72

Drainage Assessments: TR 1: \$200.00; TR 2 & 3: \$192.36

# **OWNER: MATHEW FAMILY REAL ESTATE, LLC**

## AUCTION MANAGERS:

Matt Wiseman 866-419-7223 Office 219-689-4373 Cell Jim Hayworth 888-808-8680 Office 765-427-1913 Cell Jimmy Hayworth





CtB2



AZA

land is being farmed which FSA does not show as cropland. Contact Auction Managers for additional FSA information and FSA aerials

OkB:

OcC



CtA

Bh

OkB2