

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 59+/- acre unit. There will be open bidding on all tracts and combinations during the auction 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(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: The Seller will provide a Preliminary Title Commitment for the review of the prospective buyer(s). At closing, the seller will provide a title insurance in the amount of the purchase price. All tracts sold "As-Is".

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

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 7th, 2017.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2017 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay all 2016 taxes due in 2017 by giving a credit at closing. All taxes due after closing will be the responsibility of the Buyer.

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. If the property sells in its entirety, no new survey will be completed.

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.



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59[±] LAND AUCTION
acres
offered in 3 Tracts

LAND AUCTION
New Lisbon, IN • Henry County

FEBRUARY 2017						
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				

Henry County
LAND AUCTION

New Lisbon, IN

59[±] acres
offered in 3 Tracts



Wednesday
February 1st
at 1:00pm



ONLINE BIDDING
AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

Henry County

LAND AUCTION

New Lisbon, IN

59[±]
acres
offered in 3 Tracts

Wednesday
February 1st
at 1:00pm

PROPERTY LOCATION:

Located in Section 12 of Dudley Township, Henry County, IN. With frontage on CR 500 S and CR E 775 S. From I-70, take exit 131 north ¼ mile to CR 500 S, then right (east) ½ mile to the property on the right (south) side of the road.

AUCTION SITE: Golay Community Center. Located at 1007 E. Main St. (US 40) Cambridge City, IN.

35 Miles east of Indianapolis • 20 Miles west Indiana/Ohio State Line

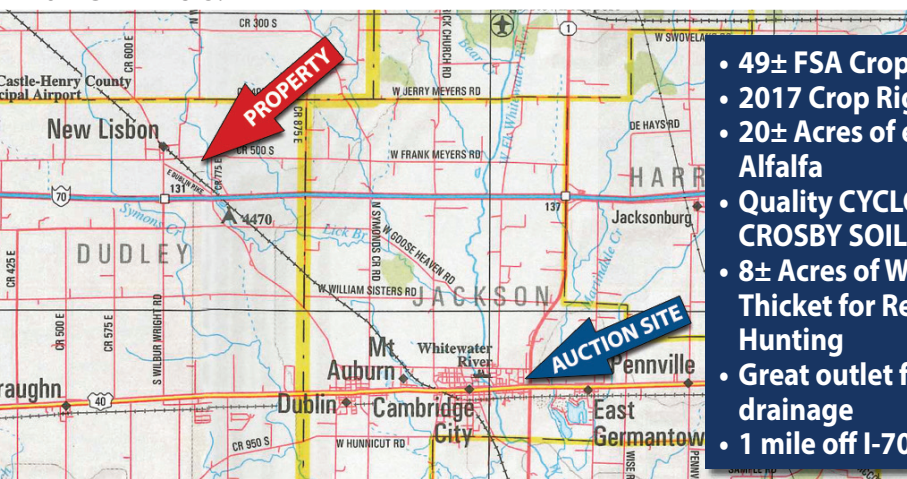
TRACT DESCRIPTIONS: (All Acreages are Approximates)

TRACT 1: 30[±] ACRES with 28[±] tillable. Featuring a good mix of Cyclone, Crosby and Miamian soils. 630' of frontage on E CR 775 South and bordered on the south by railroad tracts.

TRACT 2: 11[±] ACRES of level productive land that is nearly all tillable. 980' of frontage on CR 500 S. The tract is currently in hay production. Consider combining with Tract 1 to have 40[±] acres of tillable land.

TRACT 3: 18[±] ACRES. This is a great combination tract for the farmer, hunter, or potential home builder. 10[±] acres of FSA tillable land currently in hay production. This tract has a large creek through the middle of it. There is 8[±] acres of wood land perfect for recreation or livestock. 345'± of frontage on CR 500 S and 1900'± on CR E 775 S.

INSPECTION TIMES:
Tuesday, January 10th
Tuesday, January 24th
1:00 pm – 2:00 pm
Or Inspect at your Risk and Convenience



- 49[±] FSA Crop acres
- 2017 Crop Rights to Buyer
- 20[±] Acres of established Alfalfa
- Quality CYCLONE and CROSBY SOILS
- 8[±] Acres of Woods and Thicket for Recreation and Hunting
- Great outlet for improved drainage
- 1 mile off I-70 (exit 131)

*Attention Farmers, Hunters
and Rural land investors!
Come examine all of the possibilities!*

OWNER: Jay Wicker

For Information Call

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877-747-0212 • www.SchraderAuction.com



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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.