

TERMS AND CONDITIONS
PROCEDURE: This property will be offered in 4 individual tracts, combination of tracts, or as a total 244± acre unit. The property will be sold in the manner resulting in the highest total sale price.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on

or about September 1, 2017 is anticipated. Closing costs for an administered closing shall be shared 50-50 between Buyer(s) and Sellers.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.
POSSESSION: Possession shall be given at closing, subject to Tenant's Rights to harvest the 2017 crop. Possession of the improvements will be immediately upon closing.
REAL ESTATE TAXES: Buyer shall assume the 2018 real estate taxes due in 2019. Buyer shall assume any Ditch Assessments due in 2018 and thereafter.
ACRAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.
FSAI INFORMATION: The Miami County FSA Office shall make all acreage and base yield determinations.
EASEMENTS: 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, if any.
SURVEY: Current legal descriptions shall be used to convey the property. Any need for a new survey will be determined solely by the Sellers. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers. The adjustments will be made only on tracts or combination of tracts that do not contain improvements. A new survey has been prepared for Tract 1 to except the improvements from the farmland.
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 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 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 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 decisions of the Auctioneer are final.
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.



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Columbia City, IN 46725

Auction Manager:

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ACG3001504; AU10300062

JULY 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	29
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LAND AUCTION

FLORENCE GREER REVOCABLE LIVING TRUST

- Two Outbuildings, Potential Grain Set Up
- Productive Miami County Farmland
- 208.07± Total Tillable Acres



244± ACRES
OFFERED IN 4 TRACTS
15 miles southeast of Rochester
1 mile north of Denver
8 miles north of Peru
Miami County, IN

Miami Co., IN

244± ACRES
OFFERED IN 4 TRACTS



ONLINE BIDDING AVAILABLE

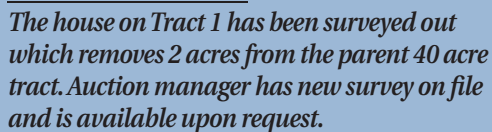
- 208.07± Total Tillable Acres
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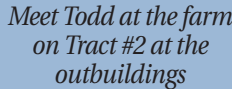


North of Denver, IN on Meridian Rd.
approximately 1 mile to farm on west side of
road. The farm is situated on the southwest
corner of West CR 800 North and Meridian Rd.
Tracts 1, 2 & 4 are on the south side of CR 800
North and Tract 3 is situated on the north side
of CR 800 North. US31 north 7.5 miles from the
intersection of Hoosier Heartland (HWY 24) to
CR 800 North, then drive east 3 miles to farm.

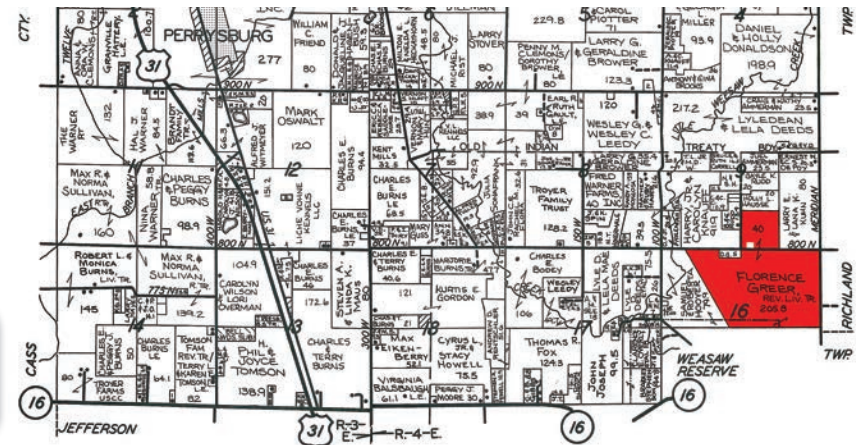
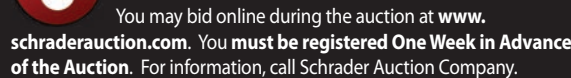
Milestone Event Center, 1458 Liberator Rd. (on Grissom Aeroplex), Peru IN 46970. Turn into the Aeroplex from US 31 by the Air museum which is Hoosier Blvd., Follow Hoosier Blvd. to the next road on your right, Matador. Turn right onto Matador and follow it straight, Milestone Event Center is on your right hand side. Look for the sign saying Milestone on the mount .



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TRACT 4: 20 ± acres - 18.56 ± tillable acres with 900' of road frontage on CRW 800N. Predominant soils: Brockton Loam, Wawasee Sandy Loam & Chelsea Fine Sand soils. Current annual taxes are \$427.32.



SOIL TYPES	
Code	Soil Name
Re	Rensselaer loam
MtC3	Morley silty clay loam
WsB	Wawasee sandy loam
MsB	Glynwood silt loam
WsC3	Wawasee loam
Wh	Washtenaw silt loam
WsC	Wawasee sandy loam
Br	Brookston loam
ChB	Chelsea fine sand
MtD3	Morley silty clay loam
MrB	Morley sandy loam
MeB	Metea loamy fine sand
Hx	Houghton muck
Au	Aubbeenaubbee sandy loam
WsD3	Wawasee loam
Sh	Shoals silt loam
So	Sloan silty clay loam
Cr	Crosier loam