cres

OFFERED IN 4 TRACTS

 PRODUCTIVE FARMLAND NEARLY ALL TILLABLE INVESTIGATE HOME SITE POTENTIAL

Land AUCTION

ONLINE BIDDING AVAII ABI F

ANAIGNI 6L 8L ZL AVV Senaitana ts2 h7 luf b9W suT noM nu2 7102 TSUÐUA μητουγία Ηαγωοιτή 866-419-7223 оffice, 219-689-4373 сеll Matt Wiseman

(XY)

888-808-8680 оffice, 765-427-1913 сеll Jim Hayworth **SABOANAM NOITOUA**

moo.noijouAisbaidoZ.www

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260-244-7606 • 800-451-2709

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

· INVESTIGATE HOME SITE POTENTIAL **• NEARLY ALL TILLABLE** • PRODUCTIVE FARMLAND STDAAT & NI GARAGTS SALD NEWTON COUNTY, IN - South of Morocco

ACTES OFFERED IN 4 TRACTS z.hU **T** zouth of Morocco NEWTON CO., IN

NOLLORY DUI · INVESTIGATE HOME SITE POTENTIAL • PRODUCTIVE FARMLAND

ONLINE BIDDING

Auction held at the Beaver Township Community Center, Morocco, IN Thursday, August 31 • 5:00 PM CENTRAL



NEWTON COUNTY, IN - South of Morocco













AUCTION

Thursday, August 31 • 5:00 PM CENTRAL

Auction held at the Beaver Township Community Center, Morocco, IN

cres

AUCTION SITE: Beaver Township Community Center, 409 South Polk St., Morocco, IN 47963. From east of Morocco at the junction of U.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: From east of Morocco at the junction of U.S. 41 and St. Rd. 114, go west on E. Michigan St. (CR 400 S) approximately ³/₄ mile to CR 300 W. Turn south (left) on CR 300 W and go 1 mile to CR 500 S. Turn west (right) onto CR 500 S and go 3/8 mile to the property on the north side of the road.

OWNER: Richard R. Potts Trust Ricky Ray Potts, Trustee

AUCTION MANAGERS:

Jim Hayworth 888-808-8680 office, 765-427-1913 cell Matt Wiseman 866-419-7223 office, 219-689-4373 cell Jimmy Hayworth

SCHRADER 800-451-2709 Estate and Auction Company, Inc. www.SchraderAuction.com

TRACT INFORMATION:

TRACT 1: 47.6± acres: Productive soils and nearly all tillable. See NOTE below regarding 3.03± acre parcel out of the southwest corner. Frontage on CR 500 S.

TRACT 2: 61± acres: Productive soils and nearly all tillable. Frontage on CR 500 S.

TRACT 3: 50.3± acres: Productive soils and nearly all tillable. Frontage on CR 500 S.

TRACT 4: 50.3± acres: Productive soils and nearly all tillable. Frontage on CR 500 S.

Investigate possible home sites on all of the tracts.

REAL ESTATE TAXES: 2016 payable 2017: (1 Tax ID #) \$7,932.00 Drainage assessments: \$828.70

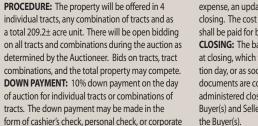
NOTE: Auction Company has been advised by the owner of the $3.03 \pm$ acre parcel out of the southwest corner of Tract 1, that he is agreeable to sell the $3.03 \pm$ acre parcel to the buyer of Auction Tract 1 at the same per-acre price that the buyer pays for Tract 1, or the per-acre price of a combination that includes Tract 1. The sale and closing of the adjoining auction tract/s shall in no way be contingent upon the Buyer's acquisition of the $3.03 \pm$ acre parcel or the execution or closing of any agreement with respect to the $3.03 \pm acre parcel$.

> **ONLINE BIDDING** You may bid online during the auction at www.schraderauction.com. You must ster one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

NEWTON CO., IN

Lana

South of Morocco



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.

Willow

NA

Property Location

CR 625 S

(1)

47.6±

acres

W 500 S

CR 275 S

PART OF SECTION 28, T29N, R9W (BEAVER TWP.)

(2)

61±

acres

375-W

INSPECTION DATE: wednesday, august 9,

Meet a Schrader Representative at the west side of Tract 3 of

Morocco *

DEED: Seller shall provide a Trustee's Deed 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 agrees to furnish Buyer(s), at Seller's

AUCTION TERMS & CONDITIONS: expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy

Beaver City

3

50.3±

acres

4 50.3

acre

shall be paid for by Seller at closing. **CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buver(s) and Seller. All lender costs shall be paid by

POSSESSION: Possession is at closing, subject to the rights of the tenant for the remainder of the 2017 crop year

RENT: Seller shall retain all rights with respect to the 2017 rent with no credit to Buyer.

REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments beginning with the payments due May of 2018 and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, existing legal descriptions and/or aerial

AGENCY: Schrader Real Estate & Auction Company, mapping **SURVEY:** The Seller shall provide a new survey where Inc. and its representatives are exclusive agents of

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there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and 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 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 re- inquiries, and due diligence concerning the property. sponsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any and all existing ease-

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, 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. 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 MATERI-AL OR ANY OTHER ORAL STATEMENTS MADE.