

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 70.50± 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 Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Personal Representative's Deed.

CLOSING: The balance of the real estate purchase price is due at

closing, which will take place on or before November 22, 2017.

POSSESSION: Possession on all tracts will be delivered at closing. Buyer to receive 2018 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2017 taxes due and payable in 2018 by giving the Buyer a credit at closing equal to the last assessed amount.

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.

CRP GOVERNMENT PROGRAMS: Buyer must assume any and all responsibilities of the CRP contract that is in effect until 2023. (2.0 Acres of improved waterways)

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 discretion 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 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.



SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

CENTERVILLE OFFICE: 877-747-0212 • 765-969-0401

300 N. Morton Avenue, Centerville, IN 47330

Auction Manager: Andy Walther

andy@schraderauction.com

AC63001504, AU19400167



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OCTOBER 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	30	31				

Eastern Indiana Farm

auCTION 70.50± Acres

Greens Fork, Indiana

Greens Fork, Indiana • Wayne County • Green Township

- Picturesque FARMSTEAD with home and Buildings
- 50± FSA Crop Acres w/improved waterways
- 2018 Crop Rights to BUYER
- FENCED PASTURE with flowing stream
- Potential building sites
- Great location with easy I-70 access
- Only 40 miles to Dayton, OH and 45 miles to Indianapolis, IN

70.50± Acres

offered in
3 Tracts

Eastern Indiana Farm

auCTION

Tuesday, October 17 • 6 PM



ONLINE BIDDING
AVAILABLE



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Eastern Indiana Farm Auction

Greens Fork, Indiana

The HERR FARM presents a great opportunity for the farmer, rural home buyer and small livestock producer. Come examine all of the possibilities that this unique property has to offer!

Tuesday, October 17 • 6 PM

PROPERTY LOCATION: Section 13 of GREEN Twp., Wayne County.
7587 Clyde Oler Rd. Greens Fork, IN. • From I-70, take Exit 145 north 5 miles to Clyde Oler Road. Then turn west (left) 1 mile to Farm. • From the intersection of US 35 and Centerville Rd. at the flasher in Williamsburg, turn south and travel 1.5 miles to Clyde Oler Rd., then west to Farm.

AUCTION SITE: The "Meeting Place" located at 11 E. Main St. (Hagerstown, IN).

TRACT DESCRIPTIONS: (All Acreages are Approximate)

TRACT 1: 7± ACRES with 2-story country home, barns, silo and fenced pasture. Featuring:

- 2,040 sf home with vinyl siding and windows, 4 Bedrooms and 1 Full bath
- Home has wood burning stove, partial basement, and walk-in attic
- 18' x 24' building attached to the house used as a garage and workshop
- Spacious 2-story livestock barn with several lean-to(s), 12'x36' concrete silo, fenced pasture
- Nice setting with mature trees, circle driveway and flowing stream

TRACT 2: 17.5± ACRES with 5± tillable and the balance in pasture and woods. This could be a beautiful building tract. A MUST SEE! 40' of owned frontage with access via an easement across a newly installed driveway. Consider combining with Tract 1 to create an outstanding 24.5± acre mini-farm.

TRACT 3: 46± ACRES 40± tillable and 2.0 acres of USDA grassed waterways. Waterway contract paying annual \$196.32/acre thru 9/30/2023. Good mix of Crosby and Miami soils. Located in the Northeastern School District. New field entrance near the east edge of this parcel.

OWNER: Cory & Stacy Herr • For Information Call Auction Manager:
Andy Walther; 765-969-0401 • andy@schraderauction.com

800-451-2709 • www.SchraderAuction.com

**70.50±
Acres**
offered in 3 Tracts



SCHRADER
Real Estate and Auction Company, Inc.

INSPECTION TIMES:

Wednesday, Sept. 27 • 11 AM - 12 Noon

Wednesday, Oct. 4 • 11 AM - 12 Noon

Wednesday, Oct. 11 • 11 AM - 12 Noon

*Between Richmond
and Hagerstown, IN*



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.