

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts or as a total 80 acre unit. There will be open bidding on all tracts and combination during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**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, cashiers 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:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Corporate Deed.

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

which will take place within 15 days of presentation of title policy est. by March 1, 2018.

**POSSESSION:** At closing. 2018 crop rights and timber rights to be conveyed.

**REAL ESTATE TAXES:** Seller to pay installment due and payable 2018 credited at closing. Taxes estimated at \$2,739.90/yr.

**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. Buyer(s) and Seller will share survey expense 50:50. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** See Agent.

**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.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its repre-

sentatives 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.**

**CENTERVILLE OFFICE: 877-747-0212**

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**Auction Managers:**

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Steve Slonaker, 765-969-1697

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**CORPORATE HEADQUARTERS**

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



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JANUARY 2018	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			

# LAND AUCTION

**Henry County,  
New Castle, IN**

# 80± Acres

IN 2 TRACTS



TRACT 1

- Top Soils
- Great Access to I-70
- Good Farm Area
- Good Investment Tract (Tract 1)
- Nice Recreation Tract (Tract 2)

TRACT 1

## Thursday, January 25 at 6:00 pm

Held at The Gathering, 902 E. Main St., Lewisville, IN 47352



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**SchraderAuction.com • ONLINE BIDDING AVAILABLE**

Henry County

TRACT 1

TRACT 1

TRACT 1

# LAND AUCTION

# 80± Acres

## Thursday, January 25 at 6:00 pm

**INSPECTION DATES:**  
Thursday, January 11 • 3-5pm  
Saturday, January 13 • 9-11am  
Meet a Schrader agent on Tract 1

**AUCTION SITE:** The Gathering, 902 E. Main St., Lewisville, IN 47352. From Lewisville stoplight east on Hwy. 40, 1/2 mile to Co. Rd. 225E then left.

**PROPERTY LOCATION:** From New Lisbon I-70/Wilbur Wright Rd., north to Co. Rd. 500S then west 3 mi. to the corner of Co. Rd. 500S and Co. Rd. 375E.



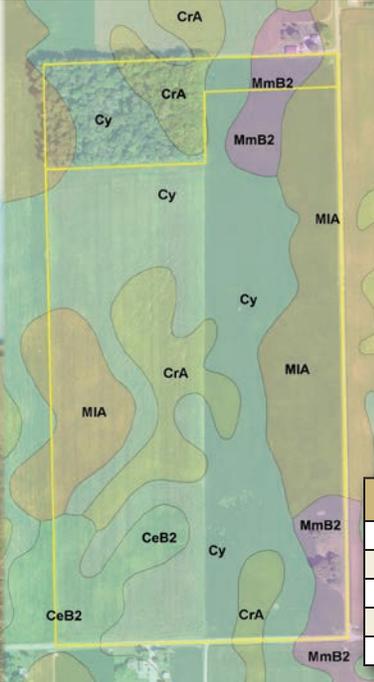
**TRACT DESCRIPTIONS:** All acreages are approximate. Sec. 4 Twp. 16N R 11E  
**TRACT 1: 70± ACRES ALL CROPLAND.** Good frontage on Co. Rd. 500S and Co. RD. 375E. About 50% high quality Cyclone soils. Corn Index is 157.3 bu. Good ease of operation and clean tract.  
**TRACT 2: 10± ACRES ALL WOODLAND.** Nice recreation tract for the whole family. Hunt and camp at good location and easy access to I-70.

- FEATURES:**
- Top Soils • Great Access to I-70 • Good Farm Area
  - Nice Recreation Tract (Tract 2) • Good Investment Tract (Tract 1)

**OWNER: Kellam Family Limited Partnership LLC**  
For Information call Sales Managers: Mark Smithson: 765-744-1846 or Steve Slonaker: 765-969-1697 or 877-747-0212



**SCHRADER**  
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SOILS	
Cy	Cyclone silty clay loam
MIA	Miami silt loam
CrA	Crosby silt loam
MmB2	Miamian silt loam
CeB2	Celina silt loam

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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.

TRACT 1