

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts or as a total 82± 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.

DOWN PAYMENT: 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty 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 April 20, 2018.

POSSESSION: At closing, Buyer(s) agree to reimburse to Seller total applied fertilizer cost of \$3,822.54 prorated on an estimated per tillable acre per tract basis.

REAL ESTATE TAXES: Seller shall pay all 2017 due 2018 taxes. Buyer will assume and pay all taxes due May 2019 and thereafter. 2016/17 taxes were approx. \$2,456.28. Contact Auction Manager for per tract tax estimates.

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 acreages.

FSA & FARM PROGRAM INFORMATION: See Agent.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL & TIMBER RIGHTS: The sale shall include 100% of the mineral rights and timber rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Co., 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.

SCHRADER
Real Estate and Auction Company, Inc.

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P.O. Box 202, Centerville, IN 47330

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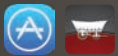
CORPORATE HEADQUARTERS

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MARCH 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
4	5	6	7	15	16	17
11	12	13	14	22	23	24
18	19	20	21	28	29	30
25	26	27	28	29	30	31

82±
acres

OFFERED IN 3 TRACTS

EAST CENTRAL INDIANA
Henry County

- Productive Farmland with *2018 Crop Rights*
- Top Quality Soils
- Good Investment Tract (Tract 1)
- Nice Building or Recreation Tract (Tract 3)
- Convenient to Muncie, New Castle, & Hagerstown



ONLINE BIDDING AVAILABLE

Land
AUCTION

TUESDAY, MARCH 20 • at 4:00 PM

Held at the Wilbur Wright Museum, Mooreland

SCHRADER
Real Estate and Auction Company, Inc.
www.SchraderAuction.com



TRACT 1



TRACT 2



TRACT 1



TRACT 1



TRACT 1



TRACT 3

82[±] Land AUCTION

HENRY COUNTY

TUESDAY, MARCH 20 • 4:00 PM

PROPERTY LOCATION: From US 36 at Mooreland: Travel south on Wilbur Wright Road approximately 3 miles to CR 200 North, then turn left (east) for ½ mile to CR 750 West, then turn right (South) for ½ mile to the property on the west side of CR 750W. Section 2, Township 18 N, Range 11 East, Liberty Township, Henry County, IN

AUCTION LOCATION: Wilbur Wright Museum, 1525 North CR 750 East, Hagerstown, IN (Adjacent to Tract 3 on north end).

TRACT DESCRIPTIONS:

TRACT 1: 63[±] acres. Nearly all tillable tract with about 44% high quality Cyclone soils. Quality parcel with frontage on both CR 100N and CR 750W. Investment quality tract.

TRACT 2: 6[±] acres. Great farmstead site with older 1835 sq. ft., 3 bedroom, 1 bath country home and outbuildings. Imagine the possibilities here. Frontage on CR 100N. Property address is 7410 E CR 100 N, Hagerstown.

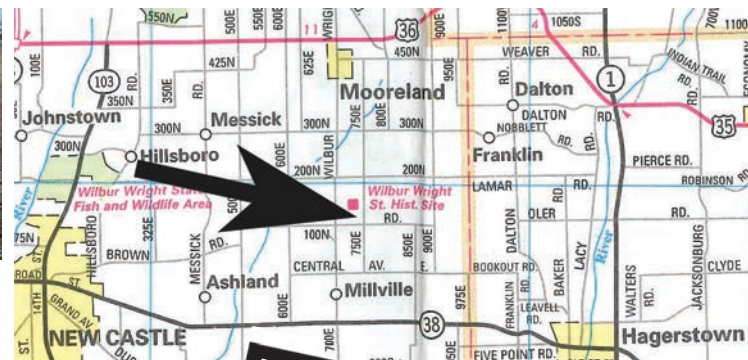
TRACT 3: 13[±] acres. Attractive mostly wooded tract with about 4 acres tillable. Great spot to hunt, camp, or build that cabin in the woods. Frontage on CR 750 East.

SELLERS: MARY HELEN WOOLLARD ESTATE, Joyce Dick, Personal Representative, James E. Millikan, attorney

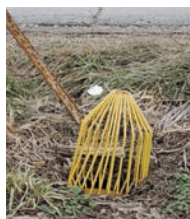
SALE MANAGERS: Mark Smithson 765-744-1846 & Steve Slonaker 765-969-1697 or 877-747-0212

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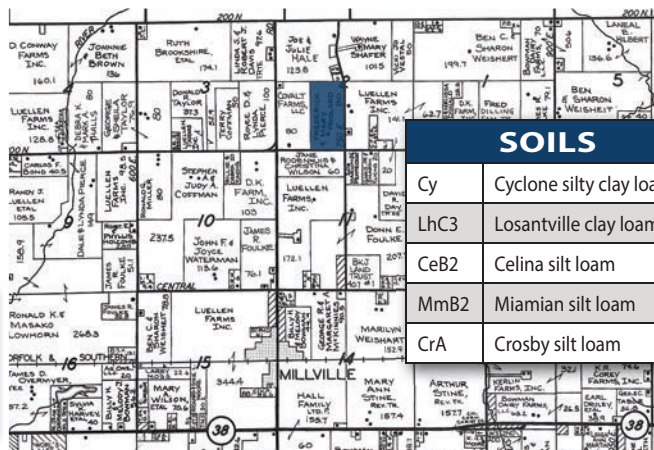
ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company - 800-451-2709.



Inspection Dates:
Sat., March 3 • 9-11am and
Thur., March 8 • 1-3 pm



TRACT 2



SOILS

Cy	Cyclone silty clay loam
LhC3	Losantville clay loam
CeB2	Celina silt loam
MmB2	Miamian silt loam
CrA	Crosby silt loam

