

## AUCTION TERMS & PROCEDURES:

**PROCEDURES:** The property will be offered in its entirety as one farm. **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 Commitment for the review of the prospective buyer(s). At closing, the seller will provide title insurance (consistent with the Preliminary Report) in the amount of the purchase price All tracts sold "As-Is". **DEED:** Seller(s) shall provide a Warranty Deed(s). **CLOSING:** The balance of the real estate purchase price

is due at closing, which will take place on or before October 10th, 2018. **POSSESSION:** Possession will be delivered at closing subject to the tenants right for the crop in the field. Buyer to receive 2019 CROP RIGHTS! **REAL ESTATE TAXES/ASSESSMENTS:** Seller will pay all 2018 taxes due in 2019 by giving a credit at closing equal to the last assessment of record. All taxes due after closing will be the responsibility of the Buyer. **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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. At this time, it is expected that a new survey will NOT be needed. **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. **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 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 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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

# Land AUCTION

Posey TWP  
Rush CO  
Arlington, IN

84<sup>±</sup>  
acres

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

Thursday, September 6 • 6pm

**Auction Manager:**

Andy Walther • 765-969-0401  
andy@schraderauction.com  
AC63001504, AU19400167

SEPTEMBER 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						

**Corporate Headquarters:**

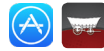
950 N Liberty Drive, Columbia City, IN 46725



Follow us on:



Get our iOS App



# Land AUCTION

Posey TWP  
Rush CO  
Arlington, IN

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

ONLINE BIDDING AVAILABLE

84<sup>±</sup>  
acres

- 75<sup>±</sup> FSA Crop Acres
- 2019 Crop Rights to Buyer
- Quality TREATY SOILS
- Whole Farm Corn Index of 152
- Top Agricultural Community
- Frontage on IN SR 52 & CR N 980 W

Thursday, September 6 • 6pm

Inspection Dates: Thurs. August 16 • 9-10AM | Wed. August 22 • 9-10AM



# Land AUCTION

Posey TWP  
Rush CO  
Arlington, IN

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

Thursday, September 6 • 6:00pm



*Attention Farmers & Land Investors!*  
Come examine the investment potential  
this farm has to offer!

**PROPERTY LOCATION:** Located in the southwest corner of Section 15 of Posey Township, Rush County, IN. With frontage on N CR 980 W and IN SR 52. Approximately, 1.5 miles west of Arlington, IN. Property is ½ mile east of the Shelby/Rush County line. 20 miles southeast of Indianapolis, 10 miles west of Rushville, 5 miles east of Morristown.

**AUCTION SITE:** Posey Township Fire House (Arlington, IN). Located at 7560 W. US Highway 52, Arlington, IN 46104. (Just a ½ mile southeast of the Farm)

**PROPERTY DESCRIPTION:** 84± acres with 75± productive tillable acres in Rush County, Posey Township. Property is located in the corner of Section(s) 15, 16 & 21. Features a predominant mix of Treaty soils with an impressive weighted Corn Productivity Index of 152+. The property has abundant road frontage and is split by IN SR 52 and CR N 980 W. The farm is located only 5 miles from the Bunge Soybean Processing plant in Morristown, IN. The farm is broken into 3 tillable fields and offers 32± acres south and 52± acres north of the railroad tracts. COME BID YOUR PRICE!



**Inspection Dates:**  
Thursday, August 16 • 9-10am  
Wednesday, August 22 • 9-10am



**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.



**OWNER:** Franklin County Farmers Mutual Insurance Company  
**Auction Manager:** Andy Walther • 765-969-0401  
**Email:** [andy@schraderauction.com](mailto:andy@schraderauction.com)

800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)