

**AUCTION TERMS & PROCEDURES:**

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 90 ± 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 Commitment for the review of the prospective buyer(s). At closing, the seller will provide a title insurance 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 17th, 2018. **POSSESSION:** Possession will be delivered at closing subject to the 2018 crop lease. 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. 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 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. **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

Dudley TWP  
Henry CO  
Straughn, IN

90<sup>±</sup>  
ACRES

Wednesday, September 12 • 6:00pm

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

SEPTEMBER 2018						
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950 N Liberty Drive, Columbia City, IN 46725



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# LAND Auction

Wednesday, September 12 • 6:00pm  
Dudley TWP • Henry CO • Straughn, IN

- 88± FSA Crop acres
- 2019 Crop Rights to Buyer
- Quality CYCLONE, CROSBY & MIAMIAN SOILS
- Top Agricultural Area
- Investment Quality – 1031 Exchange Potential

90<sup>±</sup>  
ACRES IN  
2 TRACTS



800-451-2709  
www.SchraderAuction.com



Inspection Times:  
Wed. August 22 • 12pm-1pm  
Thurs. August 30 • 9am-10am

# LAND Auction

Dudley TWP  
Henry CO  
Straughn, IN



WEDNESDAY, SEPTEMBER 12 • 6PM



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.

**PROPERTY LOCATION:** Located in Section 27 & 28 of Dudley Township, Henry County, IN. With frontage on CR 425 E just ¼ mile north of US 40. From I-70, take exit 131 south 2.5 miles to US 40, then right (west) 2 miles to CR 425 E. Turn right (north) and farm will be on your right-hand side.

**AUCTION SITE:** The Gathering. Located at 902 E. Main St. (US 40) Lewisville, IN 47352. 35 Miles east of Indianapolis - 20 Miles west of Richmond, IN.

*Attention Farmers & Investors!*  
Come examine all of the possibilities!

## PROPERTY DESCRIPTION

**TRACT 1: 80± Acres** with 78± tillable. Featuring a good mix of Cyclone, Crosby and Miamian soils. Approximately 1,300' of frontage on CR 425 E. Good drainage potential with Harry Goldman County Ditch running through this field. Great investment potential.

**TRACT 2: 10± Acres** of level productive land that is nearly all tillable. Approximately 350'± of frontage. Consider combining with Tract 1 to have 90± acres of contiguous farmland!

## INSPECTION TIMES:

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OWNER: Diana Lynn Wilson

Auction Manager: Andy Walther • 765-969-0401  
Email: [andy@schraderauction.com](mailto:andy@schraderauction.com)

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