

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered as a total 40± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of 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:** The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review

prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer.

**POSSESSION:** Possession is at closing subject to tenant rights for the 2018 crop.

**REAL ESTATE TAXES:** Seller shall pay all 2018 real estate taxes due and payable in 2019. Buyer shall assume any taxes thereafter. Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

**SURVEY:** The Seller shall provide a new survey and the type of survey performed shall be at the Seller's

option and sufficient for providing title insurance. Seller and Buyer shall each pay half (50:50) of the cost of that survey. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**EASEMENTS:** Subject to any and all existing easements.

**AGENCY:** Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company.

All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company.

Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 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.

 **SCHRADER**  
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#AC63001504  
RC18-697



NEWTON COUNTY, IN

# LAND AUCTION

TUESDAY, NOVEMBER 27 • 5PM CST

# 40<sup>±</sup> acres

Offered in 1 Tract



### 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 Kevin Jordan at Schrader Auction Co. at 800.451.2709.

NEWTON COUNTY, IN

# LAND AUCTION

# 40<sup>±</sup> acres

Offered in 1 Tract

Productive Soils  
Nearly All Tillable  
One Field  
Half Mile Throughs

4± Miles Northeast of Goodland  
7± Miles Southeast of Brook

TUESDAY, NOVEMBER 27 • 5PM CST

held at the South Newton High School, Kentland, IN • online bidding available

 **SCHRADER**  
Real Estate and Auction Company, Inc.

# 40<sup>±</sup> acres

Offered in 1 Tract

Productive Soils  
 Nearly All Tillable  
 One Field  
 Half Mile Throughs

This farm offers productive soils with 40.16 cropland acres per FSA. There is one field with half mile throughs and frontage on CR 1200 S.

**INSPECTION DATE:**  
 Wednesday, November 7  
 from 2-4 PM Central.  
 Meet a Schrader representative at the property along 1200 S.

**REAL ESTATE TAXES:**  
 2017 Payable 2018: \$1,173.00  
 Drainage Assessments: \$42.70

FSA INFORMATION		
Farm #3454 Tract 11235	Farmland 40.60 Ac. Cropland 40.16 Ac.	
Crop	Base	PLCYield
Corn	20.1 ac.	177
Soybeans	20.06 ac.	48

**OWNERS:** Ann L. Gwin and  
 Linda G. Lebedeff

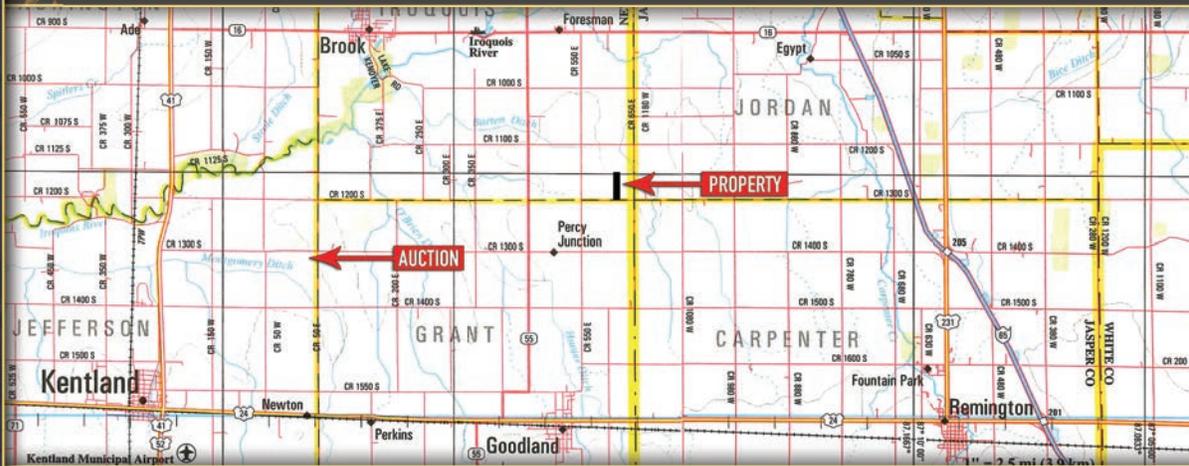
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Jimmy Hayworth

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 SchraderAuction.com

# NEWTON COUNTY, IN LAND AUCTION

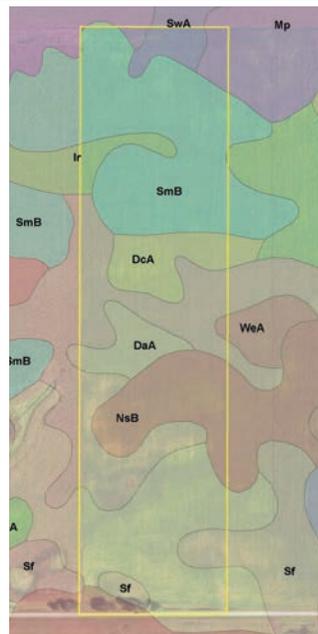
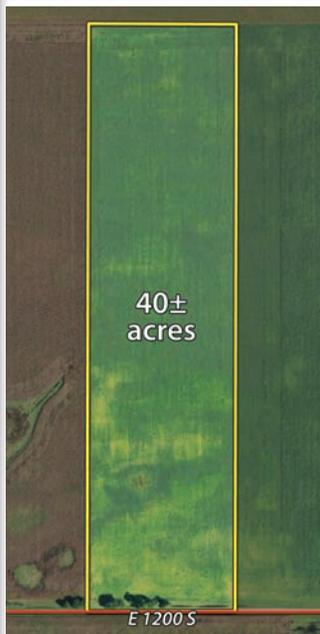


**TUESDAY, NOVEMBER 27 • 5PM CST**  
 held at the South Newton High School, Kentland, IN • online bidding available

**AUCTION LOCATION:** South Newton High School Library/ Media Center, 13102 S 50 E. Kentland, IN 47951. From Kentland at the intersection of US 41 and US 24, travel east on US 24 for approximately 2.9 miles to CR 50 E. Turn north (left) onto 50 E. and travel approximately 2 3/4 miles to the auction site on the left. Enter the School through door 6 on the east side of the building.

**PROPERTY LOCATION:** FROM GOODLAND at the intersection of US 24 and Iroquois St (Casey's General Store at southwest corner) go north on Iroquois St 1/2 mile to CR 1550 S. Turn east (right) onto 1550 S and go 1/2 mile to 550 E. Take the curve to the north (left) and go north on 550 E approximately 3.3 miles to 1200 S. Turn east (right) onto 1200 S and go approximately 0.6 mile to the property on the north side of the road. FROM EAST OF BROOK at the intersection of SR 16 and SR 55, go east on SR 16 approximately 1 mile to 550 E. Turn south (right) onto 550 E and go approximately 3 miles to 1200 S. Turn east (left) onto 1200 S and go approximately 0.6 mile to the property on the north side of the road.

Part of Section 36, T28N, R8W (Iroquois Twp.)



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Oats	Grass legume pasture
SmB	Simonin loamy sand, 1 to 3 percent slopes	10.75	26.9%	131	5	8	43	59		
DaA	Darroch fine sandy loam, 0 to 2 percent slopes	9.32	23.3%	155	5	11	47	70		
Sf	Selma fine sandy loam	9.05	22.6%	170	6	11	47	68		
NsB	Nesius loamy fine sand, 1 to 4 percent slopes	5.13	12.8%	95	4	6	30	43		
DcA	Darroch silt loam, 0 to 2 percent slopes	2.66	6.6%	153	5		50	60	79	8
SwA	Strole silty clay loam, 0 to 1 percent slopes	1.14	2.8%	136	5	9	41	61		
Ir	Iroquois fine sandy loam	0.95	2.4%	170	6	11	47	68		
Mp	Montgomery silty clay loam	0.89	2.2%	160	5	11	44	64		
WeA	Watseka loamy sand, 0 to 1 percent slopes	0.11	0.3%	105	4	7	27	47		
Weighted Average				143.9	5.1	8.8	43.7	62	6.3	0.5