

Land Auction | Wed, March 20 • 6pm

66±

Acres in 3 Tracts



SALE MANAGER: Mark Smithson • 765-744-1846
AC63001504, AU10100108

MARCH	Sun	Mon	Tue	Wed	Thu	Fri	Sat
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East Central Indiana • Henry County, Indiana

800-451-2709 • www.SchraderAuction.com



Land Auction

East Central Indiana • Henry County, Indiana

66±

Acres in 3 Tracts

- Quality Farmland with Good Frontage
- Beautiful Country Homesite
- About 8 Miles North of New Castle
- Just 1 Mile East of SR-3
- Great Income Producing Farm
- Available for 2019 Crop Rights



ONLINE BIDDING AVAILABLE

**2019
Crop Rights**

Wednesday, March 20 • 6pm

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Land Auction 66±

East Central Indiana • Henry County, Indiana

Wednesday, March 20 • 6pm Acres in 3 Tracts

Property Location

From the intersection of SR 3 & 38 in New Castle travel north on SR 3 about 8 miles to CR 800 N, turn right (east) for 1 mile to farm on the right.

Auction Location

Prairie Township Community Room • 104 W. Main, Mount Summit, Indiana • From the north side of New Castle travel north 4½ miles to US 36, then west ½ mile to auction site.

Tract Descriptions

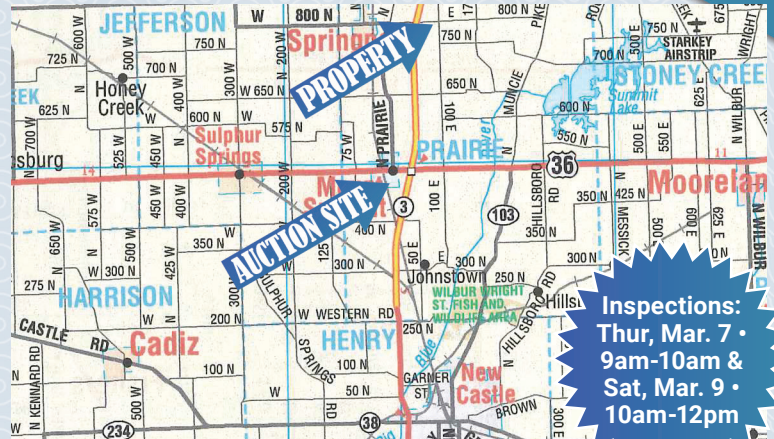
Sections 2 • Township 18 N • Range 10 E | Prairie Twp • Henry County, IN

TRACT 1: 11± ACRES all tillable tract with frontage on both CR 800 N & CR 175 E. Mostly Miami soils. Perfect homesite location!

TRACT 2: 52.4± ACRES all tillable tract with frontage on CR 175 E and CR 750 N. Good Miami & Cyclone soils. Perfect to add to your operation or to combine with Tract 1 for a larger holding.

TRACT 3: 2.3± ACRES beautiful location for your home in the country. Consider the possibilities! Frontage along CR 750 N.

Farm Program Info: Farm #7153, Tracts 30649, 30650. Contact Auction Manager for crop base information.



Inspections:
Thur, Mar. 7 • 9am-10am &
Sat, Mar. 9 • 10am-12pm

**2019
Crop Rights**



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 3



**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.

Sellers: Jeff and Susan Sanders | Sale Manager: Mark Smithson • 765-744-1846

AUCTION TERMS & PROCEDURES:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 66± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representative Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before the targeted closing date (April 22, 2019).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay all 2018 due 2019 taxes. Buyer will assume and pay all taxes due May 2020 and thereafter. 2017/18 taxes were approx. \$1,980.00/ditch taxes.

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. Inspection dates have 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.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50-50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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.

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