

## Terms and Conditions

**PROCEDURE:** The property will be offered as a total 42.1± acre unit.

**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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 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.

**CLOSING:** The balance of the Real Estate purchase price is due at closing, which shall take place approximately 30 days after the auction.

**POSSESSION/PRE-CLOSING ACCESS:** Possession shall be granted at closing, however the Buyer can obtain immediate access, by entering into a Pre - Closing Access Agreement and depositing an additional 10% earnest money (20% total).

**REAL ESTATE TAXES:** Real Estate taxes will be the responsibility of the buyer beginning with the 2019 taxes due and payable in May 2020. The 2018 pay 2019 taxes are \$501.28.

**MINERALS:** Seller(s) shall reserve all mineral rights they own until May 1 2034. At which time seller shall convey 100% of their mineral right interest to the surface owner.

**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 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.

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

**SURVEY:** The seller will convey the real estate by current legal description. Any need for a new survey will be determined solely by the seller. Seller and successful bidder shall each pay half (50/50) of the cost of any survey. The type of survey provided shall at the seller's option and sufficient for providing title insurance.

**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 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.**



**PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606**

**AUCTION MGR: Brad Horrall**  
**812.890.8255 • brad@schraderauction.com**

APRIL	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	<b>25</b>	26	27
	28	29	30				

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# Land

# AUCTION

**KNOX COUNTY, IN • WIDNER TOWNSHIP** *Between Freelandville and Carlisle*

## 42.1±

*acres*

**OFFERED IN 1 TRACT**

## Thursday, April 25 • 11am

*at the Freelandville Community Building, Freelandville IN*



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# Land AUCTION

KNOX COUNTY, IN • WIDNER TOWNSHIP Between Freelandville and Carlisle

## Thursday, April 25 • 11am

**AUCTION LOCATION:** Freelandville Community Building, downtown Freelandville IN

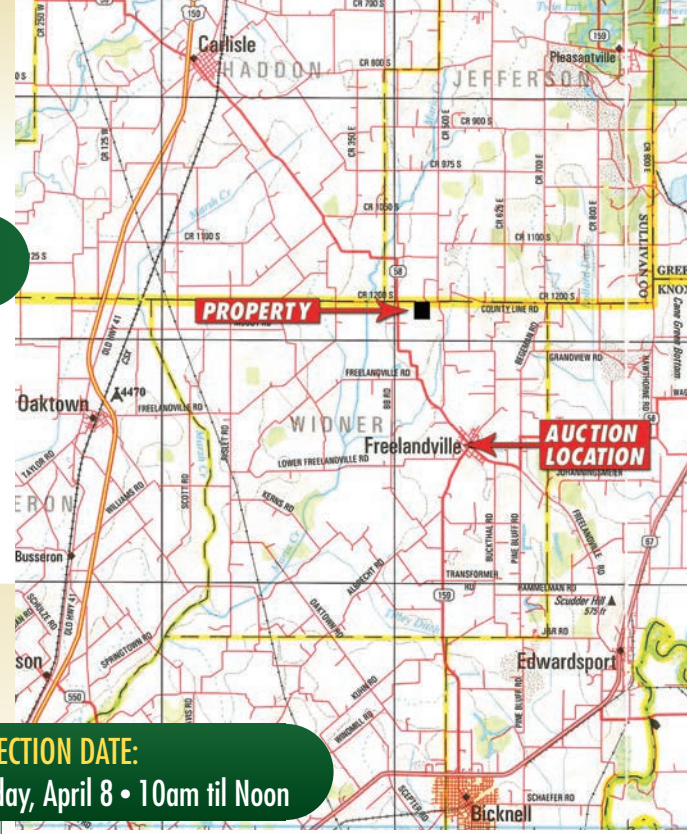
**PROPERTY DIRECTIONS:** From Freelandville take SR 58 west 3.3 miles to County Line Rd (CR 1200 S) turn east, 1/2 mile to the property. From Carlisle take SR 58 east 6.2 miles to County Line Rd (CR 1200 S) turn east, 1/2 mile to the farm.

# 42.1± acres

OFFERED IN 1 TRACT

**100% Tillable  
Immediate Possession**

Consisting of 42.1± acres having a sloping topography, 42.24 Cropland acres per FSA, predominantly Hosmer soils and frontage all along County Line Rd.



**INSPECTION DATE:**  
Monday, April 8 • 10am til Noon



OWNERS: Deborah Jean Abrams & Paul Richter  
AUCTION MANAGER: Brad Horrall • 812.890.8255

**800.451.2709**  
**SchraderAuction.com**

Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat	Grain sorghum	Grass legume hay	Grass legume pasture	Pasture	Corn silage
HoB2	Hosmer silt loam, 2 to 5 percent slopes, eroded	31.13	73.9%	116	37	47	90	3	5		
HoC3	Hosmer silt loam, 5 to 10 percent slopes, severely eroded	7.31	17.4%	90	29	37	72	2	4		
IvA	Iva silt loam, 0 to 2 percent slopes	3.13	7.4%	164	54	73		5		11	
Ra	Ragsdale silt loam	0.53	1.3%	190	54	76		6		13	25
Weighted Average				116	37.1	47.6	79.1	3	4.4	1	0.3

