

AUCTION TERMS & PROCEDURES:

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 76.15± 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 approximately 30 days after the auction.

POSSESSION: Possession will be delivered at closing subject to the 2019 crop lease. Buyer to receive 2020 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay all 2019 taxes due in 2020 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: It is expected that a new survey will be completed prior to the auction for the perimeter of the auction property. Buyer(s) and Seller will share survey expense 50:50.

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.**

FARMLAND AUCTION

RANDOLPH COUNTY | LYNN, INDIANA

TUESDAY, NOVEMBER 12TH • 6PM

76.15[±] Acres in 2 Tracts

Auction Manager: Andy Walther • 765-969-0401

Email: andy@schraderauction.com
AC63001504, AU19400167

NOVEMBER	SUN	MON	TUE	WED	THUR	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 Dr., Columbia City, IN

Centerville Office: 300 N Morton Ave., Centerville, IN 47330

800.451.2709 • www.SchraderAuction.com

FOLLOW US ON:



GET OUR IOS APP



FARMLAND AUCTION

RANDOLPH COUNTY | LYNN, INDIANA

TUESDAY, NOVEMBER 12TH • 6PM

- 2020 Crop Rights to Buyer
- Quality Patton, Crosby & Losantville Soils with a Corn index of 139.5
- Top Agricultural Area - 2 miles from US 27 & US 36 Intersection
- Investment Quality - 1031 Exchange Potential
- High % Tillable, Open Ditch on the Property for Improved Drainage

76.15[±] Acres in 2 Tracts



800.451.2709



ONLINE BIDDING AVAILABLE

www.SchraderAuction.com



FARMLAND AUCTION

RANDOLPH COUNTY | LYNN, INDIANA

TUESDAY, NOVEMBER 12TH • 6PM

ATTENTION FARMERS & INVESTORS! COME EXAMINE ALL OF THE POSSIBILITIES!

- 2020 Crop Rights to Buyer
- Quality Patton, Crosby & Losantville Soils with a Corn index of 139.5
- Top Agricultural Area - 2 miles from US 27 & US 36 Intersection
- Investment Quality - 1031 Exchange Potential
- High % Tillable, Open Ditch on the Property for Improved Drainage
- 10 Miles north of Richmond, IN - 4 miles west of IN/OH Line

76.15[±]
Acres in 2 Tracts

INSPECTION TIME:
Thursday, October
31 - 11AM-12PM



PROPERTY LOCATION: Adjacent to 9651 S 350 E, Lynn, IN 47355 (House and Barn not included) - From I-70, take exit 151 north on US 27 for 11 miles to E 1000 S. Turn right on E 1000 S and travel 1.5 miles to S 350 E. Farm is at the northeast corner of the intersection of E 1000 S and S 350 E.

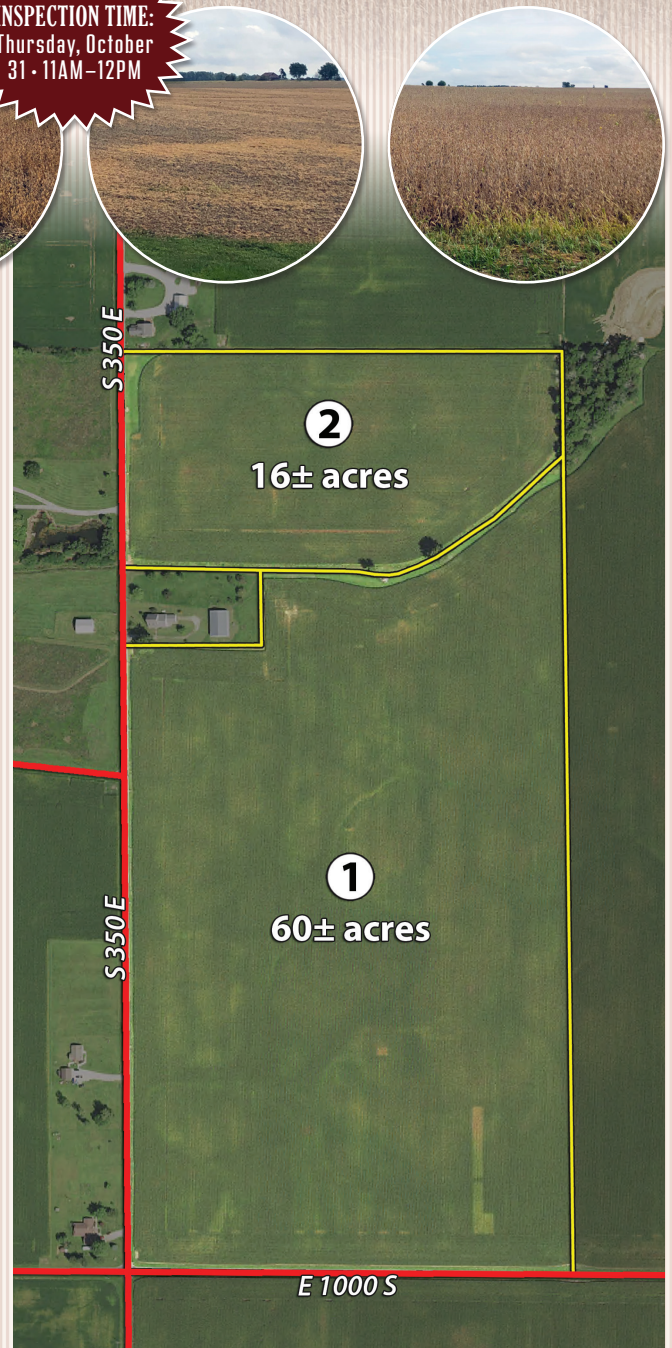
AUCTION SITE: Lynn Lions Club Building - 2334 CR 790 S, Lynn, IN 47355 - From US 27 and US 36 intersection, travel east ½ mile on US 36 to the auction site (Lion's Club Park) on your right.

— **TRACT DESCRIPTIONS - ALL ACREAGES ARE APPROXIMATES** —

— **RANDOLPH COUNTY, GREENSFORK TOWNSHIP, SECTION 12** —

TRACT 1: 60[±] ACRES nearly all tillable. Featuring a good mix of Patton & Crosby soils. Quality frontage along county roads E 1000 S and S 350 E. Great investment potential. Some older tile in place. This is a nice location with a field conducive to modern agriculture. The north border of this tract will be the middle of the open ditch. High % Tillable!

TRACT 2: 16[±] ACRES of productive land that is nearly all tillable. Frontage on S 350 E. You will have a great outlet for improved drainage with the middle of the open ditch being the south border of this tract. Some older tile in place. Nice mix of Patton, Crosby, and Losantville soils.



Owner: Brad Allen Kramer
Auction Manager: Andy Walther • 765-969-0401 • Email: andy@schraderauction.com

800.451.2709 • www.SchraderAuction.com



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 Co. 800-451-2709.