

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered as a total 63.994± 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 the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers 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 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: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide 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, & all other matters of public record.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: After harvest of crops. Buyer to receive 2023 crop rights.

REAL ESTATE TAXES: Seller to pay 2022 taxes due and payable in 2023. Buyer to assume all taxes thereafter.

ACREAGE: The property contains 63.994 acres.

SURVEY: The Seller shall provide a survey.

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 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 decision of the Auctioneer is 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.



Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606

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LAND AUCTION

Mostly
Tillable

ADAMS COUNTY, IN

Thursday, November 3 • 6PM

at the Preble Fireman's Park, Decatur, IN

63.994±
OFFERED IN 1 TRACT
acres

Auction Manager: Al Pfister #AU09200264
260.824.5850 (office) • 260.760.8922 (cell)



Online Available Bidding
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.

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AUCTION SITE: Preble Fireman's Park, 4333 US 224, Decatur, IN 46733

TRACT 1: Mostly tillable. Soils are Blount Silt Loam & Pewamo Silty Clay.

PROPERTY LOCATION: From Monroe, travel 5 miles west on SR 124 to CR 600W, then travel 2 miles north to CR 200N, turn west 0.2 miles to property.

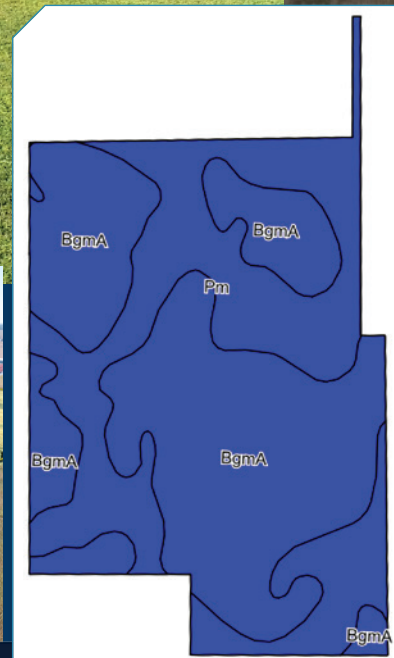
INSPECTIONS:

**Wednesday,
October 19**

4:00 - 6:00pm

**Saturday,
October 29**

10:00am - 12:00pm



**TIMED
ONLINE ONLY**

VIRTUAL

**LIVE WITH
ONLINE**

OWNER: Ralph J Steffen Trust

AUCTION MANAGER:

Al Pfister

260.824.5850 • 260.760.8922

800.451.2709

SchraderAuction.com

Area Symbol: IN001, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	38.57	60.2%	141	5	9	45	63
Pm	Pewamo silty clay, 0 to 2 percent slopes	25.48	39.8%	153	5	10	43	62
Weighted Average				145.8	5	9.4	44.2	62.6