

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 2 individual tracts, any combination of tracts or as a whole 78-acre property. The property will be sold in the manner resulting in the highest total sale price.

ACCOMPLISHMENT 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 Seller's acceptance or rejection.

DOWN PAYMENT: 10% down payment on the day of 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.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Closing costs

SCHRADER Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
800-451-2709
Auction Manager:
Rick Williams 765-639-2394

OCTOBER 2012

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	25	26	27
28	29	30	31			

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MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller, if any.

SURVEY: AT THE SELLER'S OPTION, 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 the auction. Any real estate taxes due in 2014, Buyer shall assume any Ditch Assessments due in 2013 and thereafter.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been adjusted to reflect any difference between advertised and surveyed acres on Tract 1 only.

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.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

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Productive Tillable Cropland • Home with pasture

MADISON CO. INDIANA

78 Acres



Productive Tillable Cropland | Home with pasture

78 Acres
OFFERED IN 2 TRACTS

LAND AUCTION

held at the Madison Co. Farm Bureau 4-H Building

MONDAY, OCTOBER 29 • 6 PM



MADISON COUNTY, INDIANA

MADISON COUNTY, IN

Land AUCTION

78 Acres

MONDAY, OCTOBER 29 • 6 PM

Inspection Dates:
September 29, 9am-12pm
October 13, 9am- 12pm
Meet at the Home on Tract 2
Walk over inspections welcome at any time.



AUCTION LOCATION: Madison County Farm Bureau 4-H Building located off 4th Street, immediately East of Beulah Park, in Alexandria, IN 46001.

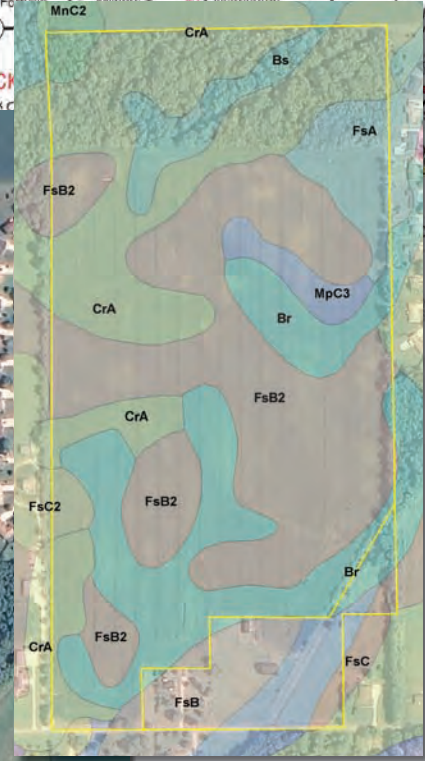
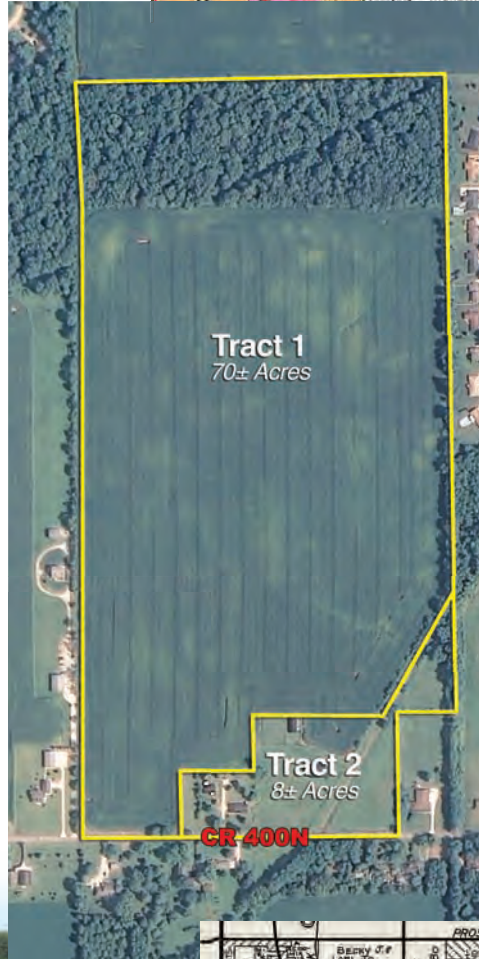
PROPERTY LOCATION: 1616 E. 400 N., Anderson, IN. From the intersection of S.R. 9/500 N., Go East on 500 N. approx. 1 mile to 100 E. Turn right (South) on 100 E. and go 1 mile to 400 N. Turn left (East) and travel approx. 1/2 mile to the property.

TRACT 1: 70 +/- Acres with approx. 55 tillable and the balance in woods. Predominate soils are Brookston silt loam, Crosby Silt loam and Fox Silt loam. A report from a certified forester will be available for the woods prior to the auction.

TRACT 2: 8 +/- Acres. This tract features a 3 bedroom, 2 bath all Brick Home on a full partially finished basement with a 2-car attached garage. This tract also features several outbuildings for livestock and approx. 6 acres of pasture. The other home on the property was a rental and shares the same well. There is also a 2-car detached garage.



Call Rick Williams for detailed FSA and tax information.



SOILS	
CODE	SOIL DESCRIPTION
FsB2	Fox silt loam
CrA	Crosby silt loam
Br	Brookston silt loam
FsB	Fox silt loam
FsA	Fox silt loam

SELLER: Vinnie Buchanan Estate
Attorney: Michael Painter

Auction Manager:
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765-639-2394 cell

