

Auction Terms & Procedures

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 155 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.

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. Tracts 1 thru 3 will be sold subject to Trustee's confirmation of final bids. Tracts 4 & 5 will be sold ABSOLUTE to highest bidder.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price. Title Commitments are included in bidder packet.

DEED: Sellers shall provide Bankruptcy Trustee Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated on or before April 1, 2013.

POSSESSION: At closing. Buyer to receive 2013 crop rights.

REAL ESTATE TAXES: Seller to pay taxes payable 2013 to be credited to Buyer(s) at closing at 2012 amount. Seller to have no additional responsibility. 2012 Taxes estimated at: Tracts 1 - 3 \$1,720.08/yr., Tract 4 - \$10/yr., Tract 5 - \$614.56/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: SEE AGENT

EASEMENTS: 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 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.



950 N. Liberty Dr., Columbia City, IN 46725

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		

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AUCTION MANAGERS:

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Follow Us:



Warren County, IN

155 ± acres
in 5 Tracts

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Warren County, IN

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AUCTION

155 ± acres
in 5 Tracts

WEST CENTRAL INDIANA

Williamsport/Attica, Indiana

North of Crawfordsville

South of Lafayette

Cropland/Woodland

& Recreational Land

FRIDAY
February 22
1:00 p.m.

Auction held at
Hotel Attica



SCHRADER

Real Estate and Auction Company, Inc.

ABSOLUTE AUCTION

Warren County, IN
REAL ESTATE

Friday, February 22 • 1:00 p.m.



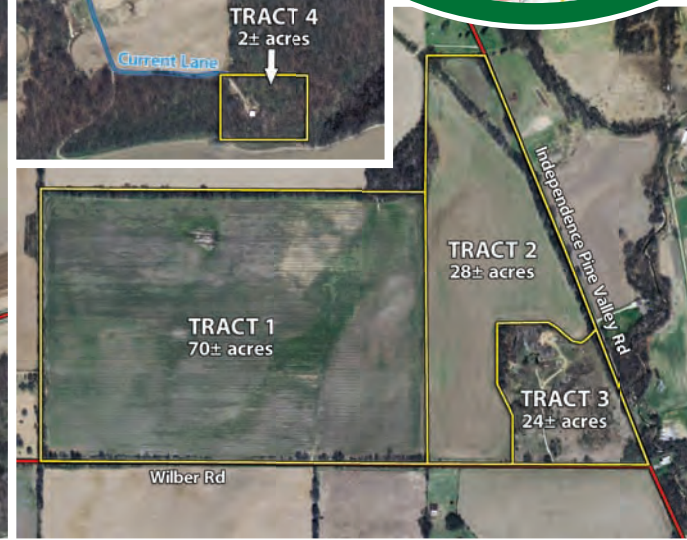
INSPECTION DATES:
Tues., Feb. 5 • Noon-2pm
Meet Agent on Tract 1
Buyer(s) may walk on property with no escort, at your own risk.

155 ± acres in 5 Tracts

Level Cropland, Woodland & Hunting Retreat
Recreational Land Near Wabash River
Easy Access to Lafayette, Crawfordsville and Danville
Only a Few Miles North of Attica
Sold to Highest Bidder by Court Order (Tracts 4 & 5)

Auction Site: Hotel Attica, 126 N. Perry St., Attica. 4 blocks north of Hwy 41 & Hwy. 55.
Property Location: 4 miles northeast of Attica, near Independence, watch for signs. From Hwy. 41 and Hwy. 55 intersection, north on Hwy. 55 across the Wabash River, ½ mile to Independence Road then east. Tract 5 is 2 miles on the left. Tract 4 is on the right and Tracts 1 - 3 are just north of Independence on Pine Village Rd. at Co. Rd. 175N (Wilbur Rd.)

- Tract Descriptions:** All acreages are approximate. (Tracts 1 thru 3) 122± Total Acres on Independence/Pine Village Rd.
- Tract 1:** 70± acres all cropland with nearly ½ mile of frontage on Co. Rd. 175N (Wilbur Rd.) All in one level field.
- Tract 2:** 28± acres nearly all cropland. Frontage on Independence/Pine Village Rd. and Co. Rd. 175N. (Wilbur Rd.)
- Tract 3:** 24± acres lightly wooded with former gravel pit. Could be pasture or great recreational area. 2012 taxes for Tract 1 thru 3 were \$1,720.08 or \$14/acre.
- Tract 4:** 2± acres woodland. Overlooking the Wabash River with hunting shelter. Access is unimproved lane with non-described easement off Independence Rd. Great hunting spot. 2012 Taxes were \$10/yr.
- Tract 5:** 31± acres with 17± acres cropland and 13± acres pretty woodland with stream. Plenty of frontage on Independence Rd. and Co. Rd. 425E (Kickapoo Rd.) Nice combination of investment cropland and recreation land for the whole family. 2012 Taxes were \$614.56/yr.



Owner: William J. Tucker, Bankruptcy Trustee
For Information Call Auction Managers:
Steve Slonaker 877-747-0212 or 765-855-2045 or Andy Walther 765-969-0401

