

AUCTION TERMS & PROCEDURES
 PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 26+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts or on the entire property.
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 Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).
DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before August 20th, 2013.
POSSESSION: Possession will be delivered at closing on Tracts 2 and 3. Tract 1 possession will be delivered 30 days after closing.
REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the tax payment due in Spring 2014. Seller will pay all taxes due and payable in 2013.
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 Seller will share survey expense 50-50.
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 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.

Land Auction

Henry County, Indiana
 26 Acres
 Offered in 2 Tracts

300 N. Morton Ave., Centerville, IN 47330
 Auction Manager: Andy Walther
 765-969-0401 | 877-747-0212

SCHRADER
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AUGUST 2013						
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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 800-451-2709 • 260-244-7606
 www.schraderauction.com

877-747-0212
 SchraderAuction.com

26 Acres
 Offered in 2 Tracts

Land Auction

Henry County, Indiana

4 Miles West of Knightstown - Wayne Twp.

- 20+ Tillable Acres
- Nice Fenced Pasture w/Stream
- Quality Cyclone & Crosby Soils
- (3) Pole Buildings w/12 Stalls
- 720 S.F. Living Quarters
- 20 Miles to Indianapolis

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Wednesday, August 21st • 6pm

Henry County, Indiana

Land Auction 26[±] Acres

Wednesday, August 21 • 6pm in 2 Tracts

The KINTNER FARM boasts lots of Opportunity. Whether you're a crop farmer, livestock enthusiast or looking for your place in the country, this property warrants your attention!

PROPERTY LOCATION: 11285 W. US Highway 40, Charlottesville, IN 46117. The farm sits approximately 9 miles east of Greenfield, IN. From I-70 Exit 104 travel south on IN SR 9 to US 40, then east 9 miles to the property on the south side of the road. Or from Exit 115 take IN SR 109 south to US 40, then west 4 miles to property.

AUCTION LOCATION: Charlottesville Lions Club. At west edge of Charlottesville on Hwy. 40 take Grandison Road north 1/4 mile to CR 25N, then right 100 yards to Lion's Club building.

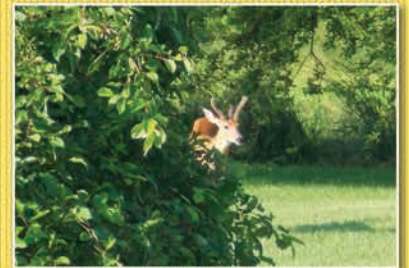
TRACT DESCRIPTIONS:

TRACT 1: 9+- Acres with all of the improvements. This is a Beautiful setting with fruit trees, stream, and a small pond. The property has 4 buildings including:

- 54' x 44' metal sided pole barn with 9 stalls. There are 5 stalls that measure 10'4" x 10'4" and 4 stalls measuring 10'4" x 8'.
- 54' x 36' metal sided pole barn with 3 stalls each measuring 10'4" x 10'4". Separate electric serves the horse barns and each have running water.
- 40' x 60' metal sided pole barn with storage and LIVING QUARTERS. 720 square feet of Living space with bedroom, living room, kitchen, and bath/laundry room. Beautiful setting with flowers, deck, and established fruit trees.

Come examine all of the POSSIBILITIES here! Knightstown Schools.

TRACT 2: 17+- Acres of farmland. Premium Cyclone and Crosby soils that have been in long-time hay production. Approx. 40' owned frontage on US 40. Note: Any building on this tract would require a variance unless combined with Tract 1 to obtain required road frontage and acreage.



INSPECTION TIMES:
Tuesday, August 6 & 13 • 5 - 7 PM
Auction Day: 3-4 PM

SCHRADER www.schraderauction.com
Real Estate and Auction Company, Inc.

OWNER: Gene and Linda Kintner
AUCTION MANAGER: Andy Walther
For Information Call: 877-747-0212 • 765-969-0401

TRACTS RANGING FROM 9 ACRES TO 17 ACRES