

\*Prestige Farmstead on State Highway 38  
 \*Nettle Creek Schools  
 \*Great Soil Types with Improved Drainage  
 \*Nice Farm & Woodlands to be Enjoyed  
 by the Whole Family, Recreation  
 \*Excellent Location 40 Minutes to Indianapolis

Thursday, September 19 • 6pm

# Real Estate AUCTION



## 77± acres

East Central Indiana at Hwy 38 & Wilbur Wright Road  
 4 Miles East of New Castle

Offered in 4 Tracts

SchraderAuction.com

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Steve Stonaker • 817-747-0212 or 765-855-2045

AUCTION MANAGER:

#AC63001504 #AU19300120

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					

950 N. Liberty Drive, Columbia City, IN 46725

**SCHRADER** Real Estate and Auction Company, Inc.



RC-714

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East Central Indiana

Offered in 4 Tracts

**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 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.**

title policy estimated on or before November 1, 2013.  
**POSSESSION:** Crop/land upon crop removal. Seller to convey 2014 Tenant's rights. House and buildings possession to be on December 1, 2013.  
**REAL ESTATE TAXES:** Buyer to pay installment due and payable November 2014. Seller to pay all 2013 payable taxes at closing and credit May 2014. Crop/land taxes estimated at \$27//acre. Tax totals in 2013 - \$3,351.80.  
**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 per-meter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.  
**FSA INFORMATION:** Farm #449, Tract #1263, Total 72.99 acres crop/land. Corn base of 35.9 acres with yield of 141 Bu., and Soybean base of 35.9 acres with yield of 39 Bu.  
**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.

**Auction Terms & Procedures**  
**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 77± 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. **NOTE:** Tract 3 and 4 will be offered in combination only or to adjoining property owners. **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:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide 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

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Nice Farmstead, Excellent Cropland and Pretty Woodland

**AUCTION SITE:** The Raintree Center, 3637 South SR 3, New Castle. On the south side of New Castle, travel south on SR 3 past Wal-Mart to South TSC Road (also CR 350S), turn right then immediately right again to facility on the left.

**PROPERTY LOCATION:** 6501 East St. Rd. 38. From New Castle, East on Hwy 38 about 6.5 miles on south side of Hwy 38. From Hagerstown, West on Hwy 38 about 6 miles just past Wilbur Wright Road.

**TRACT DESCRIPTIONS:** All acreages are approximate.

**Tract 1:** 36± acres all cropland. Cyclone and Crosby soils. Est. 402 ft. of frontage on Hwy 38. One field 1/2 mile long.

**Tract 2:** 5± acres with 2,352 sq. ft. 2 story home with enclosed porch, one car attached garage, 4 bedrooms and 2 baths. 2 car detached garage and 2 out buildings. 539 ft. of frontage on East SR 38. Nice, old style farm home.

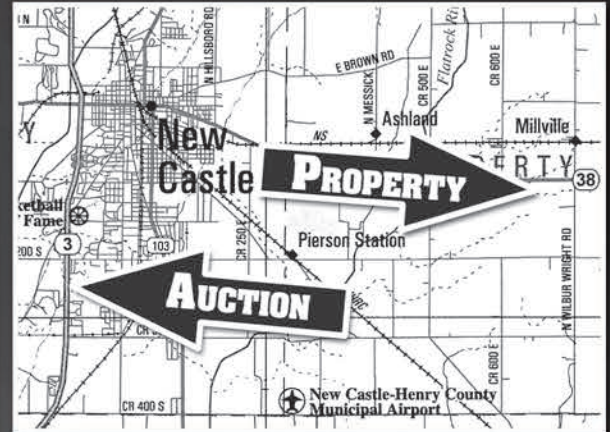
**Tract 3:** 7± acres with 4± acres cropland and 3± acres nice woods. Planted walnut trees 18-24 inches diameter. Must be purchased with Tract 1, 2, or 4.

**Tract 4:** 29± acres all cropland. Great cyclone soils with improved tile drainage.

**Owner:** Patricia Langdon



Call sales manager for more information.



**Inspection Dates**

Friday, August 30, 3-5 PM, Saturday, September 7, 9-11 AM  
Saturday, September 14, 9-11 AM and Day of Sale, 3-4 PM



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