

- 94± FSA TILLABLE ACRES
- GREAT SOIL TYPES - Cyclone and Crosby Soils
- INVESTMENT QUALITY! Located in Top Farm Area
- TRANSITIONAL LAND - ON I-70 INTERCHANGE
- 30 MINUTES TO INDIANAPOLIS



6:00PM

Tuesday, October 22nd

New Lisbon, IN • Henry County • Dudley Twnsp.

Land AUCTION

Offered in 3 Tracts

95± Acres

877-747-0212
www.schraderauction.com

OCTOBER 2013

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27	28	29	30	31		

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950 North Liberty Dr., Columbia City, IN 46725
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 300 N. Morton Avenue
 Centerville, IN 47330
 AUCTION MANAGER: Andy Walther
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 andy@schraderauction.com

Acres

Offered in 3 Tracts

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INSPECTION TIMES:
 Tuesday Oct. 1st, 12 PM – 1PM
 Friday Oct. 11th, 12 PM – 1PM

*The WHITE FARM presents an excellent opportunity to own QUALITY!
 Located just off of I-70, come examine all of the possibilities!*

Between New Castle and Cambridge City, IN

PROPERTY LOCATION: From I-70 take EXIT 131 south 800' to the Farm. Located on Wilbur Wright Rd. in Section 11 of Dudley Twnp. Henry Co. Tri-High Schools.

AUCTION SITE: The Goley Community Center located at 1007 E. Main St. (US 40) Cambridge City, IN. Located at the corner of IN SR 1 and US 40.

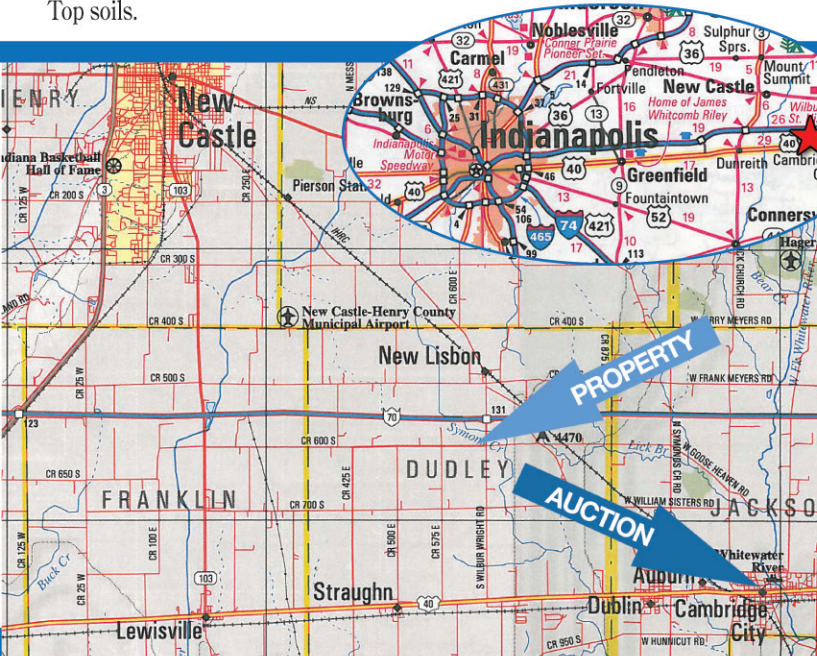
TRACTS RANGING FROM 20 – 50 Acres

TRACT DESCRIPTIONS: (All Acreages are Approximates)

Tract 1: 20± Acres nearly all tillable w/frontage on Wilbur Wright Rd. and 900' of frontage on E. CR. 600 S. Excellent corner location with great I-70 access. Quality tract with Cyclone and Crosby soils.

Tract 2: 25± Acres nearly all tillable. 900' Frontage on E. CR. 600 S. Level field with access to an open county drainage ditch. Premium soil types for the area.

Tract 3: 50± Acres nearly all tillable. Frontage on E CR 600 S. Combine with Tracts 1 & 2 for excellent field with ease of operation. Top soils.



AUCTION TERMS & PROCEDURES
PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 95±- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
DOWN PAYMENT: 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 Trustee's 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 November 22nd, 2013.
POSSESSION: Possession will be delivered at closing subject to 2013 tenants farming rights. Buyer to receive 2014 CROP RIGHTS!
REAL ESTATE TAXES/ASSESSMENTS: Buyer to assume the tax payment due for the year 2014 pay 2015. Seller will pay all taxes due and payable for 2013 pay 2014. Seller will pay all ditch assessments for 2013. Buyer to assume the ditch assessments due and payable in 2014.
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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.
EASEMENTS & LEASES: 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 & 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.

OWNER: Sharon K. White Revocable Trust
Auction Manager: Andy Walther • 765-969-0401
For Information Call 1-877-747-0212 • 765-969-0401

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