

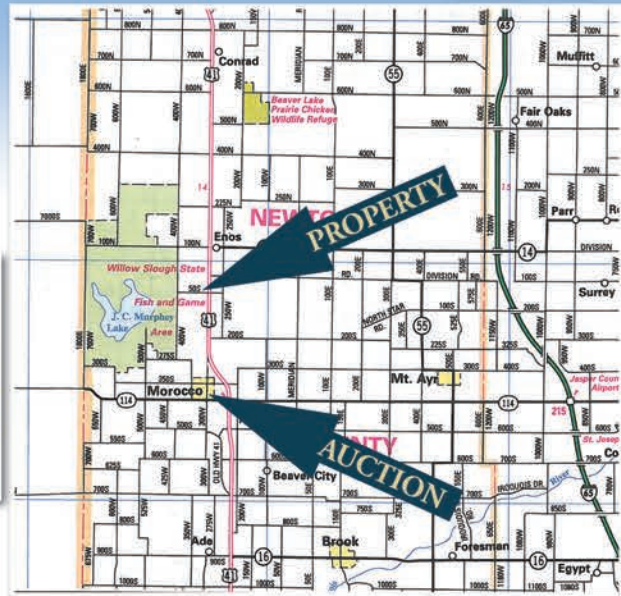
LAND AUCTION Newton County Indiana 114[±] Acres

From the U.S. 41 and State Road 114 intersection east of Morocco, travel north on U.S. 41 for approximately 3 3/4 miles to 50 S. Turn west (left) on 50 S and go about 1/8 mile to the property on the right.



AUCTION SITE: Beaver Township Community Center, 409 South Polk St., Morocco, IN 47963.

From the east side of Morocco at the intersection of U.S. 41, State Road 114 and E. Michigan St. (CR 400 S.) travel west on E. Michigan St. (CR 400 S.) for $\frac{3}{4}$ mile to S. Polk St. (CR 300 W.). Turn north (right) on S. Polk St. and travel $\frac{1}{8}$ mile to auction site on your right.



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

DECEMBER 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				



Productive Tillable Land

LAND AUCTION

AUCTION MANAGER:

Matt Wiseman 866-419-7223 office
219-689-4373 cell

**114[±]
Acres**

LAND AUCTION

Newton County, Indiana

3 Miles North of Morocco

Productive Tillable Land

114± Acres

Offered in 2 Tracts



Monday, December 2 • 5pm CST

Held at the Beaver Twp. Community Center - Morocco, IN



AUCTION MANAGER: Matt Wiseman 866-419-7223 office | 219-689-4373 cell

800-451-2709

www.schraderauction.com

LAND AUCTION 114[±] Acres

Newton County, Indiana

Monday, December 2 • 5pm CST Offered in 2 Tracts

TRACT DESCRIPTIONS:

TRACT 1: 34[±] acres of nearly all tillable productive farmland in one field. Granby, Watseka and Selma soils. Road frontage on County Road 50 S.

TRACT 2: 80[±] acres of mostly all tillable productive farmland in one field for efficient operating. Primarily Granby and Watseka soils. This tract is located on the west side of U.S. 41 with frontage on County Road 50 S.

Real Estate Taxes: Tax ID #56-10-04-100-003.001-001 40 acres 2012 pay 2013 \$836.00. 2013 **Drainage assessment** – Salisbury Open \$100.00; Beaver Creek \$40.00

Real Estate Taxes: Tax ID #56-10-04-100-001.000-001 74.25 acres 2012 pay 2013 \$2,054.00. 2013 **Drainage assessment** – Salisbury Open \$185.62; Beaver Creek \$74.24

Prior surveys show 113.864[±] acres. County Assessor property cards show 114.25 acres. Farm Service Agency shows 106.62 acres cropland.

OWNER: Michael and Deborah Wiseman Living Trust

AUCTION MANAGER: Matt Wiseman Office (866)419-7223 • Cell (219)689-4373

SCHRADER 800-451-2709 www.schraderauction.com
Real Estate and Auction Company, Inc.



INSPECTION DATE:

Thursday, November 7
1PM - 3PM Central.

Meet a Schrader representative
at the southwest corner
of Tract 2.



Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gt	Granby loamy fine sand	98.37	83.7%		IVw	135	4.5	8.9	28	54
WeA	Watsaka loamy sand, 0 to 1 percent slopes	14.19	12.4%		IIIw	115	3.8	7.6	30	52
Sk	Selma silty clay loam, ill substratum	2.70	2.4%		IIw	175	5.8	11.6	49	70
BmB	Brems loamy sand, 1 to 3 percent slopes	1.74	1.5%		IVw	90	3	5.9	32	41
		Weighted Average				132.8	4.4	8.8	28.8	53.9

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 114[±] acres. There will be open bidding on both tracts and the whole during the auction as determined by auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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: 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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee Deed(s).

CLOSING: The balance of the purchase price is due at closing. The closing will be held on or before January 3, 2014 (or as soon as possible thereafter upon completion of the Final Title Commitment and Seller's closing documents). Costs for an insured closing shall be shared 50-50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Buyer will assume the 2014 real estate taxes due in 2015. Buyer shall assume any ditch and drainage assessments due after closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any and all existing easements.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: 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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50-50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller 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 decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.