

Friday, December 20 • 1pm

Held at the Elks Lodge #1720 - Greenfield, IN

High Quality Cropland
Top Soil Types with 162 Bu. Corn Index
Good Drainage Outlets

Offered in 3 Tracts

52.8± Acres

Hancock County
Indiana

4-1/2 Miles East of Indianapolis • Just South of I-70 at Mr. Comfort Exit

LAND AUCTION

SchraderAuction.com

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P.O. Box 508, 960 North Liberty Drive
Columba City, IN 46725
www.schraderauction.com

DECEMBER 2012						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



#AC63001504, AU19300120

Toll Free: 877-747-0212 • 765-855-2045
Auction Managers: Steve Stonaker
P.O. Box 202, Centerville, IN 47330

SCHRADER Real Estate and Auction Company, Inc.

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 52.8± acre unit. The auction 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; cashiers 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Sellers 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 title policy estimated on or before February 20, 2014.

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, concerning the property is made by the seller or implied, concerning 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.

POSSESSION: At closing, Seller to convey 2014 crop rights, 2014 to be credited to Buyer(s) at closing. Seller to pay November 2013 installment. Taxes estimated at \$1,295.76/yr. Ditch assessments are \$15/ac/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 permitter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.
FSA INFORMATION: Farm #4664, Tract #636. Total 14.26 acres cropland. Corn base of 5.6 acres with yield of 116 Bu., and Soybean base of 6.5 acres with yield of 37 Bu. Tract #676. Total 37.57 acres cropland. Corn base of 19.3 acres with yield of 116 Bu. and Soybean base of 18.3 acres with yield of 36 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.

LAND AUCTION

52.8± Acres

Offered in 3 Tracts

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AUCTION SITE: Elks Lodge #1720, 820 S. State St. (Hwy. 9), Greenfield, IN. From Greenfield at Hwy. 40 and Hwy 9 intersection then south about 1½ miles to the Elks Lodge 1720 on the west side.

PROPERTY LOCATION: From I-70 at Mt. Comfort Rd. south 1/2 mile to Co. Rd. 200N then east 4½ miles to the property on both sides.

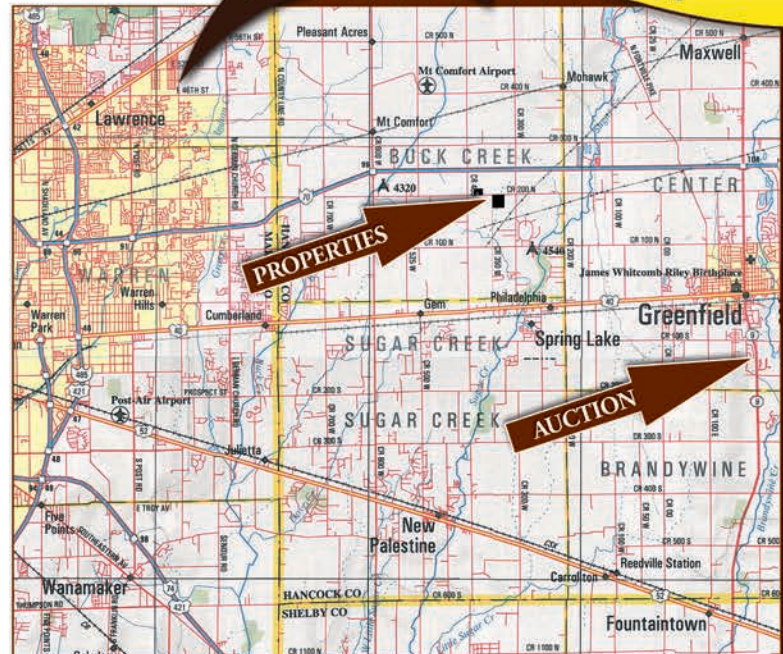
TRACT DESCRIPTIONS: All acreages are approximate.

TRACT 1: 26± acres with 24.9± acres cropland. About 1,311 ft. of frontage on Co. Rd. 350W and 1,116 ft. of frontage on Co. Rd. 200N. East boundary is in the center of the ditch. Good drainage outlet. Top Crosby and Brookston soils.

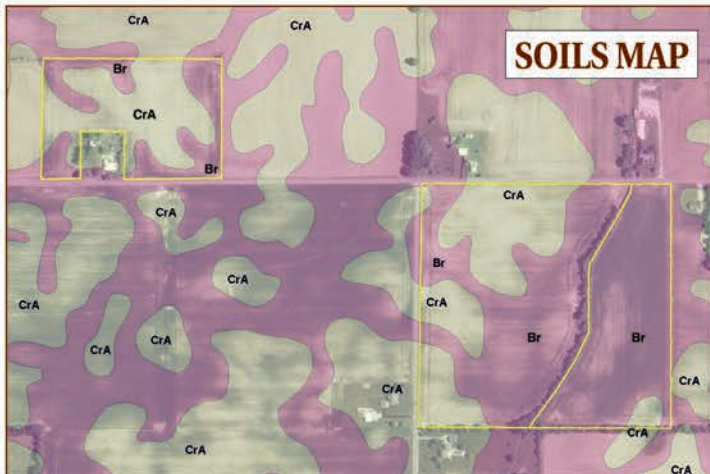
TRACT 2: 14.8± acres with 12.6± acres cropland. 174 ft of frontage on Co. Rd. 200N. West boundary is county ditch. Good Brookston soils.

TRACT 3: 12± acres all cropland with a total of 680 ft. of frontage on Co. Rd. 200W. County tile outlet is on the west side. Brookston and Crosby soils.

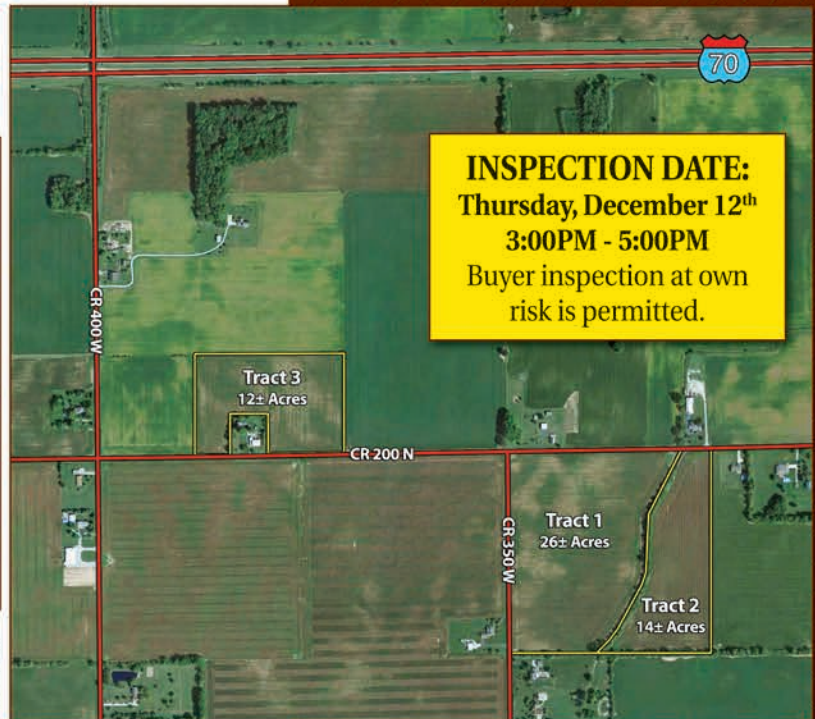
Just East of Indianapolis
at Mt. Comfort



Excellent Location 20 Minutes to Downtown Indianapolis



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Br	Brookston silty clay loam	33.80	63.4%	175	5.8	11.6	49	70
CrA	Crosby silt loam, 0 to 3 percent slopes	19.43	36.6%	140	4.6	9.2	46	63
Weighted Average				162.2	5.4	10.7	47.9	67.4



INSPECTION DATE:
Thursday, December 12th
3:00PM - 5:00PM
Buyer inspection at own risk is permitted.



Tract 1



Tract 2

SCHRADER
Real Estate and Auction Company, Inc.

OWNER: Linda Hardin

FOR INFORMATION CALL:

Sales Manager: Steve Slonaker

877-747-0212 or 765-855-2045

800-451-2709

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