

Terms & Conditions

PROCEDURE: This property will be offered as a single 40 acre unit.

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.

DOWN PAYMENT: 10% down payment in cash at the day of auction with the balance in cash at closing. 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, if needed, and are capable of paying financing, if needed, and are capable of paying*

CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Closing on or about February 21, 2014 is anticipated. Closing

REAL ESTATE TAXES: Seller pays 2013 taxes payable in 2014 by giving credit to the Buyer at closing. Buyer shall pay 2014 installments and (50:50) between Seller and Buyer.

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

FSA INFORMATION: The farm is enrolled at the Tipton/Hamilton County FSA Office in Tipton, IN, which shall make all acreage determinations and eligibility for farming programs.

EASEMENTS: Sale of the property is subject to any and all easements of record.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of \$50:50 between Buyer(s) and Sellers.

POSSESSION: Possession shall be given at closing. Buyer to pay any Ditch assessments thereafter. Buyer to pay any Ditch assessments due in 2014 and thereafter.

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P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709
Auction Manager: Bill Haworth

#A19700077
#AC63001504



JANUARY 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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

SchraederAuction.com

All Prime Tillable Farmland
Hamilton County • Adams Township

40 acres
OFFERED IN 1 TRACT

- Situated on 296th Street near the junction of the Hamilton, Tipton, and Clinton Co. lines
- 5 miles north of Sheridan
- 6 miles east and 1 mile north of Kirklint
- 10 miles southwest of Tipton

SCHRAEDER Real Estate and Auction Company, Inc.

FRIDAY, JANUARY 17 • 1:30 PM
AT THE SHERIDAN COMMUNITY CENTER

40 acres
All Prime Tillable Farmland
Hamilton County • Adams Township

any. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent survey. Owner agrees to furnish, execute and deliver to Buyer a sufficient Warranty Deed. Owner further agrees to furnish an owner's policy of title insurance in the amount of the purchase price, together with a new survey if necessary. Survey costs, if any, will be shared equally (50:50) between Seller and Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions of the Auctioneer are final. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller, if any.

SURVEY: Owner agrees to furnish, execute and deliver to Buyer a sufficient Warranty Deed. Owner further agrees to furnish an owner's policy of title insurance in the amount of the purchase price, together with a new survey if necessary. Survey costs, if any, will be shared equally (50:50) between Seller and Buyer.

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40 acres All Prime Tillable Farmland

Hamilton Co. • Adams Twp.

5 mi. north of Sheridan • 6 mi. east & 1 mi. north of Kirclin • 10 mi. southwest of Tipton

Land AUCTION

FRIDAY, JANUARY 17 • 1:30 PM

AUCTION SITE:

Sheridan Community Center, 300 East 6th Street, Sheridan, IN.

PROPERTY LOCATION:

North of Sheridan 5.4 miles on Jerkwater Road to 296th Street, then west 3/4 miles – Or – West of US 31 5.7 miles on 296th Street (Hamilton/Tipton County Line).

TRACT DESCRIPTION:

40.0± Acres with 39.3± acres being tillable. 60% Brookston soils and 40% Crosby soils. Excellent frontage on 296th Street. Ready to farm for 2014.

Zoning Designation: Agricultural

OWNER: GEORGE S. BAILY FAMILY TRUST

Sale Manager: Bill Haworth

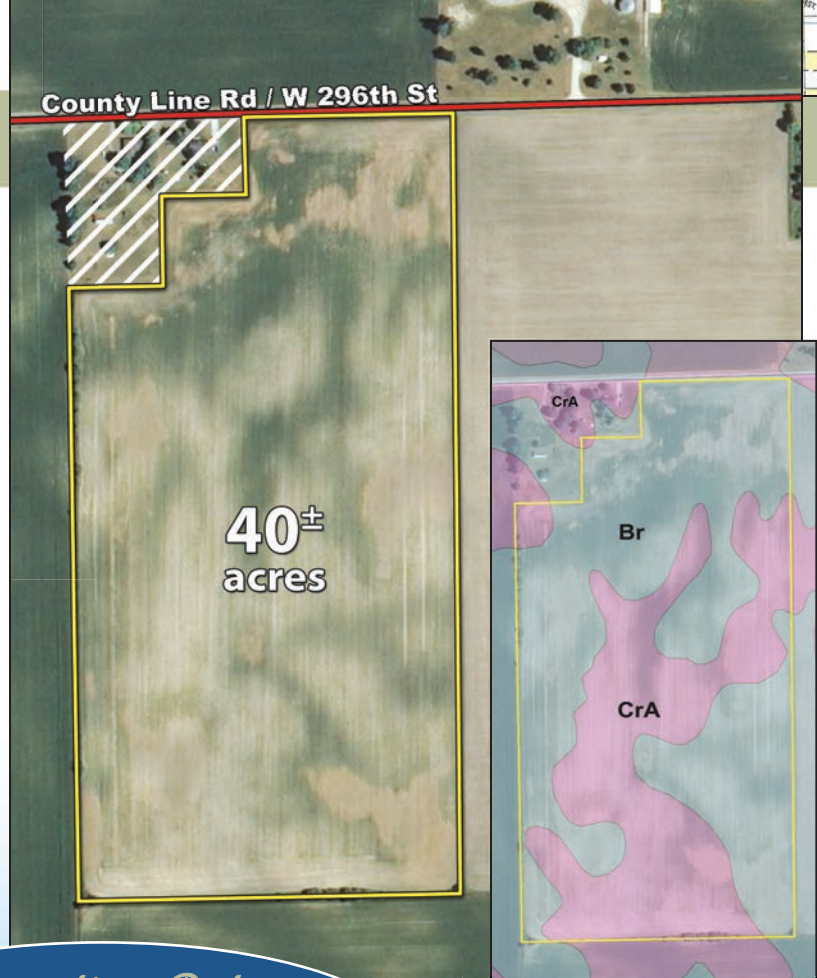
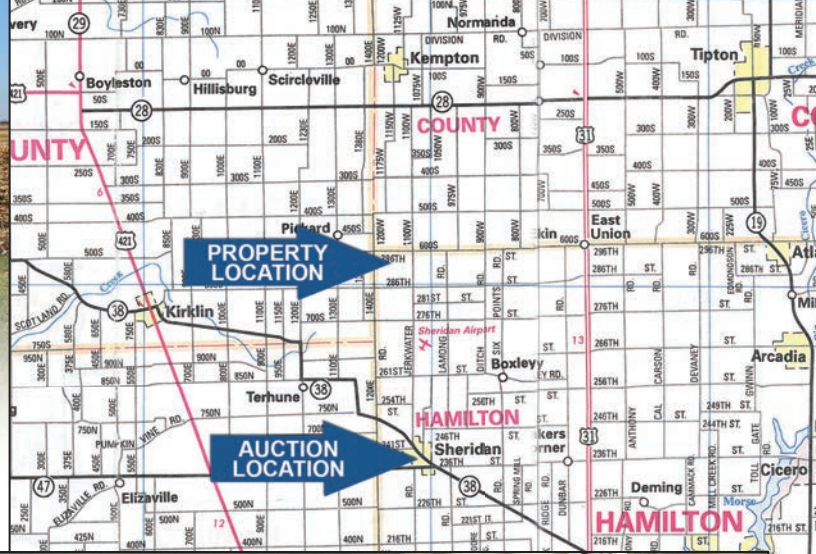
866-344-5144 (TOLL FREE) • 317-445-4246 (CELL)

Call **1-800-451-2709** with questions



www.SchraderAuction.com

Inspection Dates:
 Meet a Schrader Representative at the property
 Monday, January 6 • 10am - 12 Noon
 Day of The Auction • 12 - 1 pm



SOIL TYPES	
Symbol	Soil Name
Br	Brookston silty clay loam
CrA	Crosby silt loam

