

Held at the Millcreek Civic Center, 403 W. Main St, Chesterfield, IN

MONDAY, MARCH 17 • 6 PM

Productive
Tillable
Farmland

50.351± Acres

Land Auction

MADISON COUNTY, INDIANA

800-451-2709
www.schraderauction.com

MARCH 2014						
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AUCTION MANAGER:
P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
800-451-2709



50.351± Acres
Productive Tillable Farmland
MADISON COUNTY, INDIANA

TERMS AND CONDITIONS

PROCEDURE: This property will be offered as an individual tract. The property will be sold in the manner resulting in the highest total sale price.

ACCEPTANCE OF BID PRICES: The successful bidder 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 Sellers' acceptance or rejection.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing or 20% down for immediate possession. 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.

due at closing, which shall take place within 15 days from delivery of marketable title. Closing the mineral rights owned by the Seller, if any. **SURVEY:** It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary or appropriate in Seller's sole discretion. **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 an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Sellers or the Auction Company. All sketches and dimensions in the **EASEMENTS:** Sale of the property is subject to any and all easements of record.

REAL ESTATE TAXES: Seller shall pay the 2013 taxes due in 2014, buyer shall pay all subsequent taxes thereafter.

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 not enrolled. **CLOSING:** The balance of the purchase price is

buyer is responsible for conduction 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, omissions is assumed by 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 podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made.

MADISON COUNTY, INDIANA

50.351±
Acres

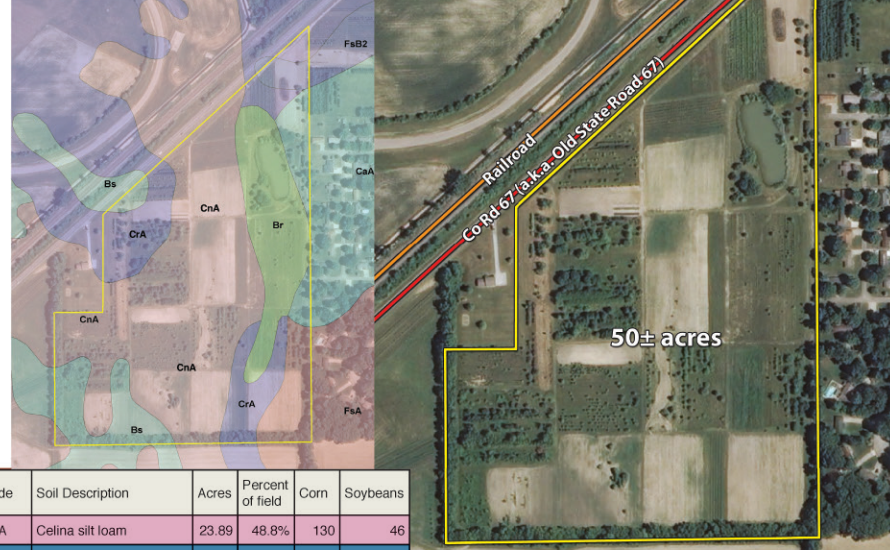
Land AUCTION

MONDAY, MARCH 17 • 6PM

AUCTION LOCATION: Millcreek Civic Center, 403 W. Main St.(a.k.a. S.R. 32), Chesterfield, IN 46017

PROPERTY LOCATION: From Chesterfield at the intersection of S.R. 32/Water St., Go approx. 1/2 mile South on Water St. to Old S.R. 67 (a.k.a. County Road 67), Turn right onto Old S.R. 67 and go 1/4 mile to the property.

PROPERTY DESCRIPTION: 50.351± Acres of Productive tillable cropland. This tract features excellent Brookston Silty Clay loam, Celina Silt loam & Crosby Silt loam soils. This tract also features approx. 1,500 feet of frontage on Old St. Rd. 67. This farm was a former tree farm, however, in 2013 nearly 35 acres was tilled for row crop production. Many of the fence rows seen in the aerial map have been removed or are currently being removed. Current zoning is Agriculture.

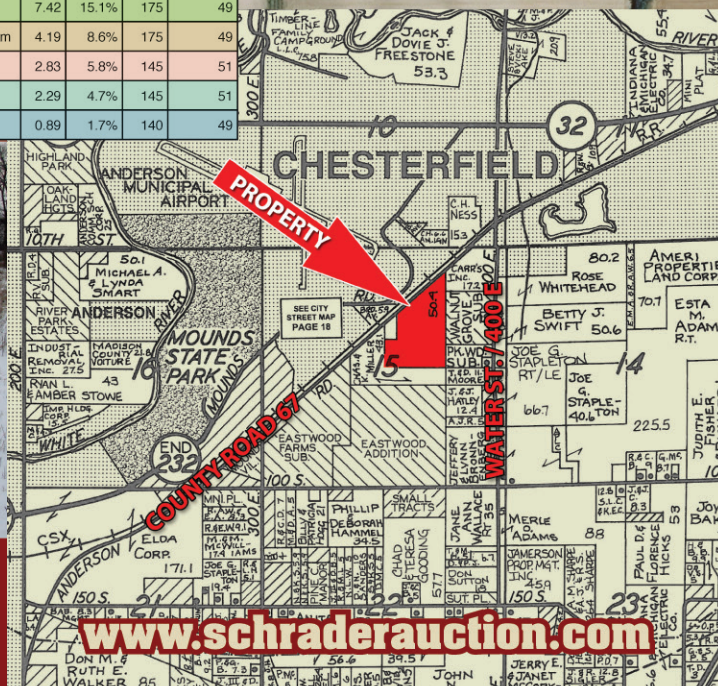


Investigate the potential of this Property!



Call Rick Williams for additional information.

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
CnA	Celina silt loam	23.89	48.8%	130	46
CrA	Crosby silt loam	7.48	15.3%	140	46
Br	Brookston silt loam	7.42	15.1%	175	49
Bs	Brookston silty clay loam	4.19	8.6%	175	49
FsA	Fox silt loam	2.83	5.8%	145	51
CaA	Camden silt loam	2.29	4.7%	145	51
FsB2	Fox silt loam	0.89	1.7%	140	49



SELLER: John Slivka



AUCTION MANAGER:
Rick Williams • 877-728-4735 toll free 765-639-2394 cell

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