

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 2 individual tracts or as a whole 83.18± acre property. The property will be sold in the manner resulting in the highest total sale price.

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 Sellers' acceptance or rejection.

DOWN PAYMENT: 10% down payment on the day of 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.

CLOSING: The balance of the purchase price is due at closing, which must occur on or before February 12, 2015. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

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

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE TAXES: Buyer shall assume the 2015 real estate taxes due in 2016. Buyer shall assume any Ditch Assessments due in 2015 and 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 enrolled at the Grant County FSA office in Marion, 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.

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

SURVEY: It is expected that no new survey will be provided as existing legal descriptions exist.

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 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 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 decisions 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.**

GRANT COUNTY, IN LAND AUCTION

Productive Tillable Farmland
83.18± acres
99.2% Tillable Acres

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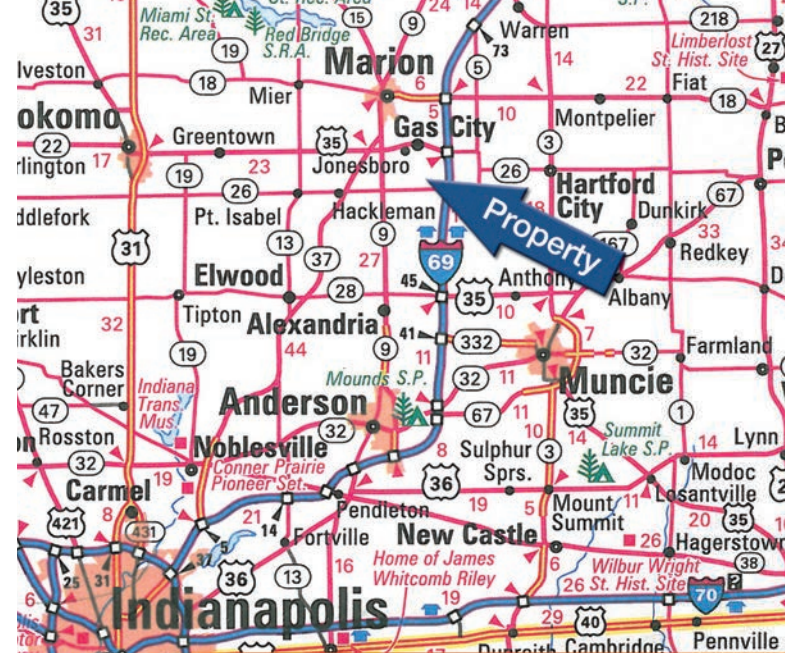
Auction Mgrs: Rick Williams 765-639-2394 cell
Al Pfister 260-760-8922 cell



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JANUARY 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
				15	16	17
				22	23	24
				29	30	31

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GRANT COUNTY, IN

83.18±
acres

OFFERED IN 2 TRACTS

Productive Tillable Farmland
99.2% Tillable Acres



ONLINE BIDDING
AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

LAND
AUCTION
Monday, January 19 • 6pm

held at Playacres Park, Fairmount, IN

Grant Co., IN **LAND AUCTION**

Monday, January 19 • 6pm



83.18± acres

Productive Tillable Farmland • 99.2% Tillable Acres

AUCTION LOCATION: Playacres Park – 300 East Madison St., Fairmount, IN 46928. From the intersection of S.R. 26/Main St. go South on Main St. approx. 11 blocks to Madison St., turn left and go 3 blocks to the park.

PROPERTY LOCATION: From Fairmount, go East on S.R. 26 approx. 2-1/2 miles to the property. Or from the intersection of I-69/S.R. 26, go West on S.R. 26 approx. 2-1/2 miles to the property.

TRACT 1: 36.21± Acres nearly all tillable with good access to the Galatia open ditch on the West boundary of this tract. Primary soil types are Pewamo, Glynwood, and Houghton.



TRACT 2: 46.97± Acres, All tillable cropland. Primary soil types are Pewamo, Blount, and Glynwood.

NOTE: Combine Tracts 1 & 2 for a total of 82.51 acres tillable, which is 99.2% tillable acres with good access to Galatia Open Ditch. Both Tracts have road frontage on S.R. 26.

SELLER: Gary VanMatre & Sue VanMatre

AUCTION MANAGERS:

Rick Williams 765-639-2394 cell, Al Pfister 260-760-8922 cell

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ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

