

**TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 individual tract. There will be open bidding during the auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession at closing or immediate possession with an additional 10% down payment.

**REAL ESTATE TAXES:** Seller shall pay all 2015 real estate taxes due and payable in 2016. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax information and aerial photos.

**SURVEY:** The Seller shall provide a new survey where boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is needed, and are capable of paying cash at closing. The final bid price is subject to the Seller's acceptance or rejection.

**DEED:** Seller shall provide a Trustee's Deed and Warranty Deed to convey insurable title to the real estate. Buyer shall provide a deed to the real estate.

**ACCEPTANCE OF BID PRICES:** The successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**FINANCING:** so be sure you have arranged financing. If needed, and are capable of paying cash at closing.

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING:** Seller shall provide a deed and Warranty Deed to convey insurable title to the real estate. Buyer shall provide a deed to the real estate.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to other matters of public record.

**AGREEMENTS:** Seller shall provide a new survey where other matters of public record.

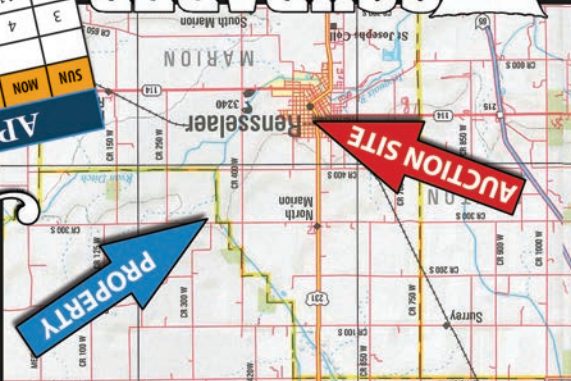
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in this 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.**

is appropriate. 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 the insurance. The closing price shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

**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 report shall be prepared 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. Seller shall provide a new survey where other matters of public record.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.



**SCHRADER**  
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606 or 1-800-451-2709

AUCTION MANAGERS:

Jim Hayworth 888-808-8680 • 765-427-1913 (Cell)

Matt Wiseman 866-419-7223 • 219-689-4373 (Cell)

Jimmy Hayworth

AGC3001504, AU08700434, AU11100128

**800-451-2709**

[www.schraderauction.com](http://www.schraderauction.com)



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APRIL 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
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



JASPER COUNTY, IN

**LAND**  
*Auction*  
**137±**  
*acres*



3 Miles Northeast of Rensselaer, IN

JASPER COUNTY, IN

**137±**  
*acres*  
offered in 1 Tract

- Great Location • 1 Tract
- Large Field

ONLINE BIDDING AVAILABLE



**800-451-2709**

TUESDAY, APRIL 19TH • 5 PM CENTRAL

**LAND**  
*Auction*

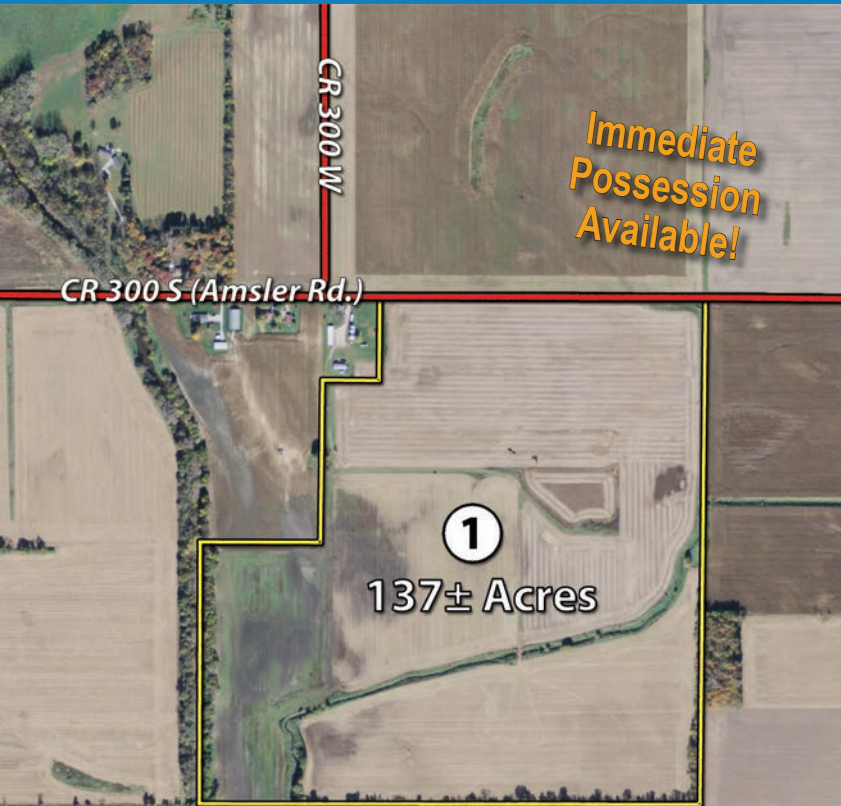
JASPER COUNTY, IN offered in 1 Tract

# 137± Acres LAND Auction

**TUESDAY, APRIL 19<sup>th</sup> • 5 PM CENTRAL**

**Great Location • 1 Tract • Large Field**

3 MILES NORTHEAST OF RENSSELAER, IN



**AUCTION LOCATION:** Knights of Columbus, 325 E. Vine St., Rensselaer, IN 47978. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.) Turn left on US 231 (N. McKinley Ave.) and go approximately .4 miles to E. Vine St. (E. Vine St. is the first street south of the railroad tracks). Turn east (right) on E. Vine St. and go 1 block to auction site.

**PROPERTY LOCATION:** From Rensselaer, On US 231, take US 231 approximately 1 mile north to CR 300 S (Amsler Rd), then take CR 300 S (Amsler Rd), east approximately 2± miles; the property is on the south side of CR 300 S (Amsler Rd).

**TRACT INFORMATION:**

**137± ACRE** tract of land with 124± acres of tillable land. This tract has frontage on 300 S (Amsler Rd).

**\*FSA INFORMATION:**

Tract #1380		PLC Yield
Farm Land	164.6 Ac.	
Crop Land	152.84 Ac.	
Corn Base	76.6 Ac.	159 bu.
Soybean Base	76.1	41 bu.

*\*This tract is combined with another farm*

**REAL ESTATE TAXES (est. 2014 due 2015)**

Approx. \$1764.34/yr.

**DITCH TAX**

\$11.24/yr

*\*WE Moore Ditch cleaned out Winter 2016. Starting in 2016: 4yrs; \$84.88/yr*

**CROP INSURANCE HISTORY**

Corn - 10 yr. approved yield	169 bu.
Soybean - 10 yr. approved yield	43 bu.

*Note - these yields are combined with another 30 acre farm.*

*\*Also Note: The owners have sold off the house & outbuildings and 2.949± acres of land. The 2.949± acres includes a little of the tillable farm land, approximately 100'x150'.*

**Inspection Date:**  
Thursday, March 31  
2-4 PM Central



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**SALE MANAGERS:**

Jim Hayworth 1-888-808-8680 or 1-765-427-1913  
Matt Wiseman 1-866-419-7223 or 1-219-689-4373  
Jimmy Hayworth

**Owners:**  
Mildred Saltwell Trust  
Stephen Brown  
Gary Brown



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