

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 50± acre unit. There 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.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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,** so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

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.

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

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

DEED: Seller shall provide Corporate Deed(s).

INSURANCE: Possession is at closing, subject to the tenant right for the 2017 crop year. Buyer will receive a credit at closing for 1/2 of the 2017 cropland rent.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in November 2018 and thereafter.

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. 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 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.

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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

- 2 Tracts
- Tillable Productive Farmland
- Gently Rolling Country Estate Sites
- Excellent location
- Close to US 24 at Roanoke

50± Acres

Monday, June 26 at 6:00 p.m.

Land Auction

Whitley County
Jefferson Twp.

Auction held at The Cottage Event Center, 9524 US 24, Roanoke, IN

ONLINE BIDDING AVAILABLE

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Ardens Schrader, 260-229-2442
Auction Manager:
950 N. Liberty Dr., Columbia City, IN 46725

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JUNE 2017

SUN						
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TUE						
WED						
THU						
FRI						
SAT						
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	28	29	30			

50± Acres

Offered in 2 Tracts

Land Auction

Whitley County
Jefferson Twp.

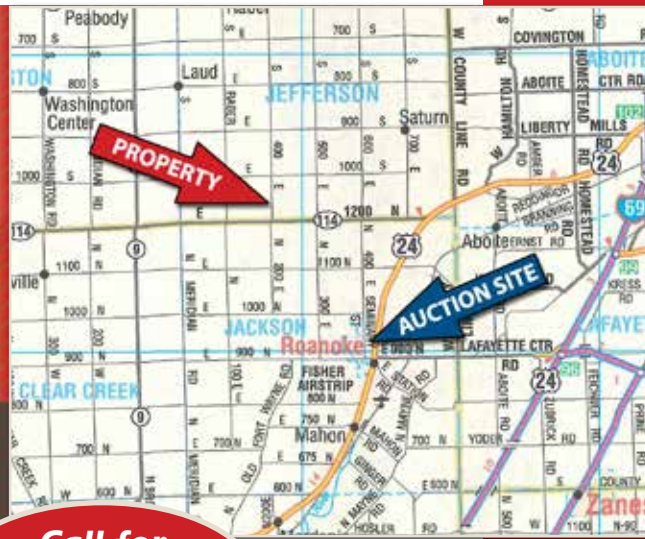


50± Acres
Offered in 2 Tracts

Whitley County

Land Auction

Monday, June 26 at 6:00 p.m.



PROPERTY LOCATION: From the intersection of US 24 & SR 114 (North of Roanoke, IN) take SR 114 West 3 ½ miles to CR 400E then North ½ mile to the property or from the intersection of SR 9 & SR 114 take SR 114 East 3 miles to CR 400E then north to the property.

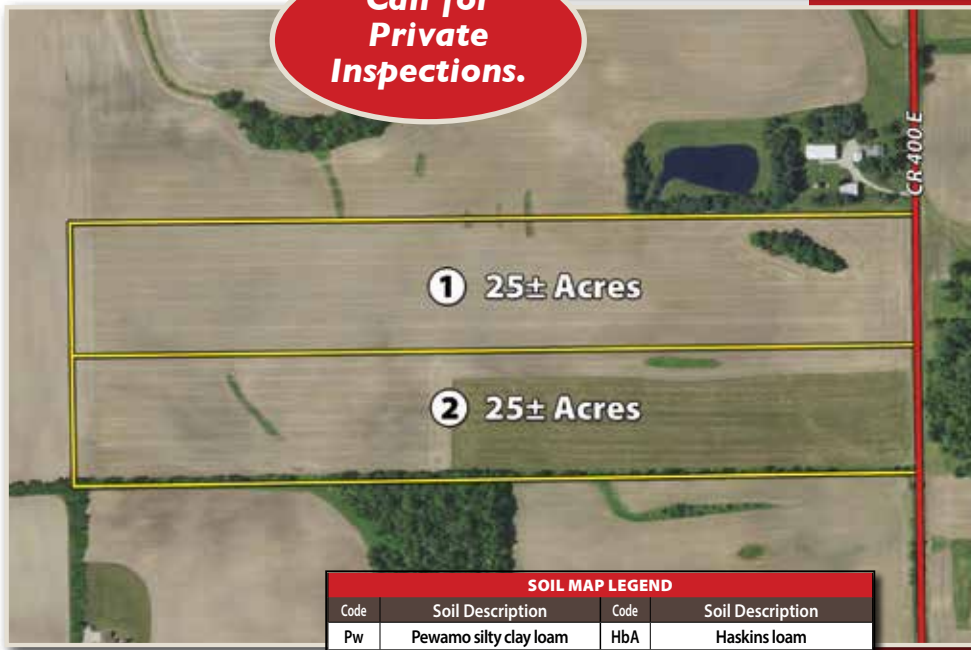
AUCTION LOCATION: The Cottage Event Center, 9524 US 24, Roanoke, IN.

TRACT INFORMATION

Tract #1: 25± acres of productive tillable farmland with frontage on CR 400E. The gently rolling topography could provide possible building sites for your country estate.

Tract #2: 25± acres of productive tillable farmland. Combine with Tract #1 for 50 acres of tillable land with Pewamo, Blount, Glynwood and Morley soils.

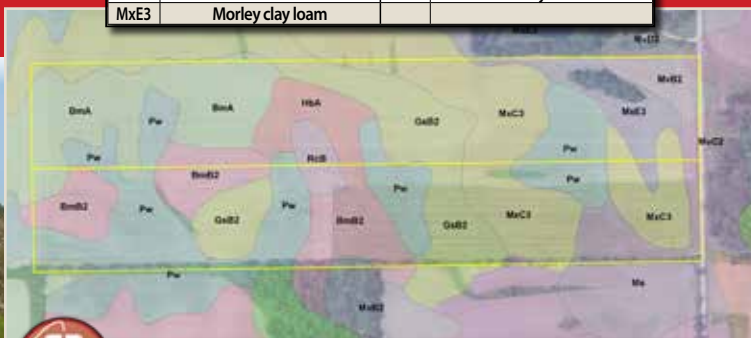
Call for Private Inspections.



- Tillable Productive Farmland
- Gently Rolling Country Estate Sites
- Excellent Location • Close to US 24 at Roanoke

Owner: Salida del Sol LLC
Auction Manager: Arden Schrader, 260-229-2442

SOIL MAP LEGEND			
Code	Soil Description	Code	Soil Description
Pw	Pewamo silty clay loam	HbA	Haskins loam
MxC3	Morley clay loam	Ms	Milford silty clay loam
GsB2	Glynwood loam	MvB2	Morley loam
Bma	Blount silt loam	RcB	Rawson sandy loam
BmB2	Blount silt loam	MvC2	Morley loam
MxE3	Morley clay loam		



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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 Schrader Auction Co. - 800-451-2709.