

**AUCTION TERMS & CONDITIONS:****PROCEDURE:** The property will be offered in 1 individual tract.**DOWN PAYMENT:** 10% down payment on the day of auction.**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:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. Final bid price is subject to the Sellers' acceptance or rejection.**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.**DEED:** Seller shall provide a Trustee Deed(s).**CLOSING:** The balance of the real estate purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction.**POSSESSION:** Possession is at closing, subject to tenant's rights, if any.**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes accessed in 2019 due in 2020

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. Inspection dates have been scheduled 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.**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos & county tax records.**SURVEY:** The property shall be conveyed using the current legal description. A new survey shall be ordered, solely at the Seller's discretion. In the event a new survey is ordered, 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 title insurance.**MINERAL RIGHTS:** Seller shall convey 100% of mineral rights owned.**AGENCY:** Schrader Real Estate & 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 Seller 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 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.**

# Land AUCTION

**97.8±**  
acres • 1 tract**Corporate Headquarters:**  
**SCHRADER**  
Real Estate and Auction Company, Inc.  
950 N Liberty Dr, Columbia City, IN 46725  
800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

Wednesday, November 7 • 6PM | Carmi Lions Club • Carmi, IL

Inspection Date: Monday, October 22 • 10AM - 12 (Noon)

**• 74± Acres Tillable • Productive Soils****Sale Manager:**Brad Horrall • 812-890-8255  
444.000158, 475.097473**NOVEMBER 2018**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	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	

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# Land AUCTION

**97.8±**  
acres • 1 tract

Wednesday, November 7 • 6PM | White Co, IL

- 74± Acres Tillable
- Productive Soils

800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



**97.8±**  
*acres • 1 tract*

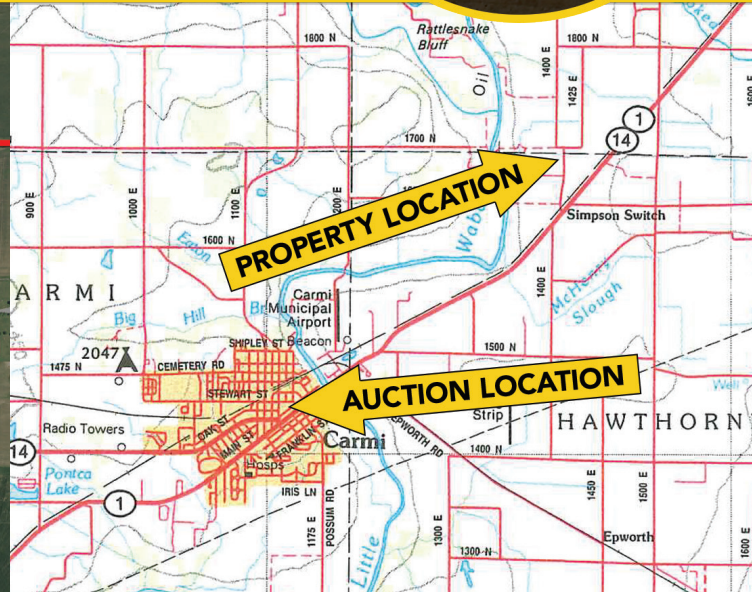
**1**  
**97.8± acres**

CR 1400 E

CR 1410 E

Private Lane to farm.

• 74± Acres Tillable • Productive Soils



**CARMI LIONS CLUB (AUCTION LOCATION)**



**SCHRADER**  
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