

LAND AUCTION

Clinton County, Indiana

217 acres

in 9 Tracts

194 .20± Total Tillable Acres

Excellent Clinton County Farmland
2 Residential Building Lots
Madison & Washington Townships

GREAT CLINTON COUNTY LOCATIONS

Between Lafayette and Frankfort Indiana
Western Clinton County
50 miles North of Indianapolis

held at Clinton County 4-H Building, Frankfort, at 6pm EST Online Bidding Available

Wednesday, February 13



800.451.2709
SchradlerAuction.com



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 Schradler Auction Co. - 800.451.2709.

AUCTION MANAGER
Todd Freeman AU#10300062
765.414.1863 (Cell)



SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Dr • PO Box 508
Columbia City, IN 46725
800.451.2709 • 260.244.7606

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Auctioneer's Note: Great opportunity to purchase tillable acres and residential building sites!

TRACT 1: 71± acres – 68± acres tillable, waterway and ditch on west side of tract. 700' of frontage along SR 38. Soils are Fincastle, Treaty & Miami-Crosby.

TRACT 2: 32± acres – 30± acres tillable, ditch on east side of tract. 350' of frontage along SR 38. Soils are Fincastle, Treaty & Miami Crosby.

TRACT 3: 14± acres – 13.5± acres tillable, 300' of frontage along SR 38. Soils are Cyclone & Treaty.

TRACT 4: 11± acres – 10.4± acres tillable, 600' of frontage along SR 38. Soils are Cyclone & Treaty.

TRACT 5: 16± acres – 8.5± acres tillable, balance is wooded, 500' of frontage along CR 950W. Soils are Fincastle-Crosby & Miami-Crosby.

TRACT 6: 12± acres – 8.8± acres tillable, balance is wooded, 700' of frontage along CR 950W. Soils are Fincastle-Crosby & Miami-Crosby.

TRACT 7: 1± acres – Lot #1 in Wildcat Ridge Addition, 1.17 acre platted residential vacant lot.

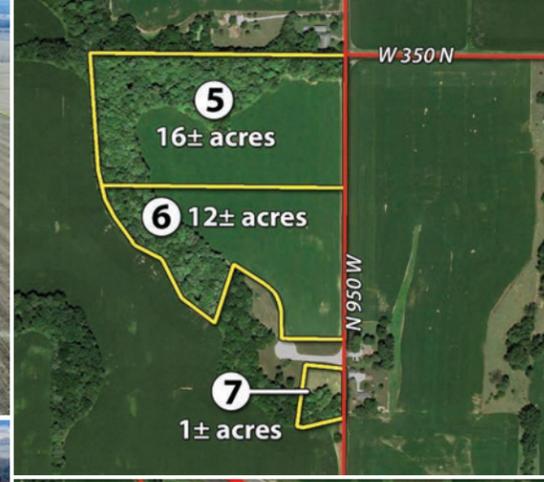
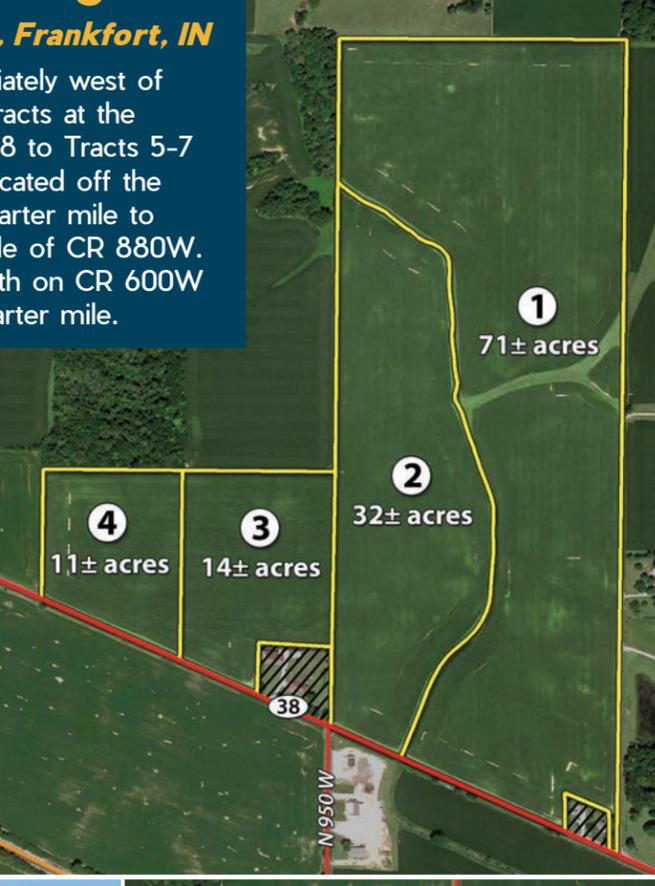
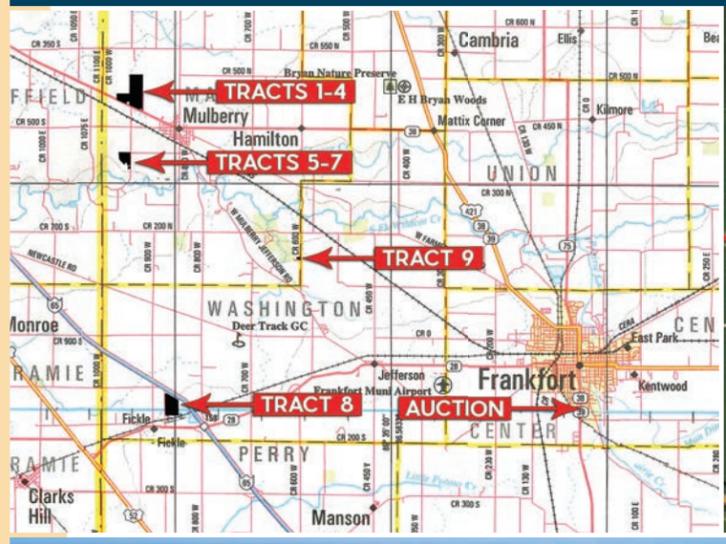
TRACT 8: 59± acres – 55± acres tillable, 2100' of road frontage along CR 880W, residence with two outbuildings. Billboards are excepted from auction tract. Soils are Fincastle, Ragsdale & Xenia silt loam.

TRACT 9: 1± acres – Lot #1 in Turtle Hill Addition, 1.33 acre platted residential vacant lot.

OWNER: Ted & Vicki Huffer

Auction held at Clinton County 4-H Building, Frankfort, IN

Directions to Property: Tracts 1-4 are located immediately west of Mulberry Indiana on SR 38. CR 950W intersects the tracts at the highway. Travel south one mile at CR 950W and SR 38 to Tracts 5-7 located along the west side of CR 950W. Tract 8 is located off the intersection of I-65 & SR 28, travel west on SR 28 quarter mile to CR 880W, turn north and farm is half mile on east side of CR 880W. Tract 9 is located off Mulberry-Jefferson RD, turn north on CR 600W and lot is on east side of the road approximately a quarter mile.



SCHRADER
Real Estate and Auction Company, Inc.

AUCTION MGR: Todd Freeman 765-414-1863
800-451-2709 • SchraderAuction.com

INSPECTION DATE: Saturday, February 2 from 9:00 - 11:00 am
Meet a Schrader representative (Todd Freeman) at Tract 8.

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.

TERMS AND CONDITIONS
PROCEDURE: This property will be offered in 9 individual tracts, combination of tracts, or as a total 216.98± 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.
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. Purchase agreements are available for review prior to the auction. All final bid prices are subject to the Sellers acceptance or rejection in its sole discretion.
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 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 shall take place within 10 days from delivery of marketable title. Closing on or about March 13, 2019 is

anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.
EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owners Policy of Title Insurance prior to closing. The property will be conveyed by a Warranty Deed as more specifically set forth in the purchase agreement.
POSSESSION: Possession shall be given at closing, possession of the improvements will be immediately upon closing.
REAL ESTATE TAXES: Taxes shall be prorated to the date of closing. Buyer shall assume any Ditch Assessments due after closing.
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 Clinton County FSA Office shall make all acreage and base yield determinations.
EASEMENTS: Sale of the property is subject to any and all easements of record. Tract 8 will have an electrical utility easement. Separate electrical meter for billboards are fed from residence meter board to billboards, utility easement for maintaining electrical service will be required.
MINERAL RIGHTS: The sale shall include 100% of the

mineral rights owned by the Seller, if any.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres. Current legal descriptions shall be used to convey the property if sold combinations that wouldn't require a new survey to convey the property.
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of 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. Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Buyers 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.
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.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.