

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 2 individual tracts, combination of tracts, or as a total 78.41± 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, with a targeted closing date approximately 30 days after the auction. 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. For an additional 10% (total 20%) down payment on the day of auction will grant the Buyer prepossession for spring planting access.

REAL ESTATE TAXES: Seller shall pay the 2018 taxes due in 2019 and Buyer shall assume the 2019 taxes payable in 2020. 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.

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

SURVEY: Current legal descriptions shall be used 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.**

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not part of the auction property.

CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709 • SchraderAuction.com

Auction Manager:

Todd Freeman, 765-414-1863 (cell)

AC63001504, AU10300062



MARCH 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					8	9
3	4	5	6	7	14	15
10	11	12	13	14	21	22
17	18	19	20	21	28	29
24	25	26	27	28	29	30

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Land
auction

CLINTON COUNTY, IN

• Jackson Township •

78.41±
acres
in 2 tracts

- 76.82± Total Tillable Acres
- Prime Clinton County Farmland
- 70% Drummer Soils
- 98% Tillable Land

WEDNESDAY, MARCH 6 • 6:00 PM (EST)

Auction held at the Clinton County 4-H Building, Frankfort, IN 46041

800-451-2709



Land Auction

CLINTON COUNTY, IN • Jackson Township

INSPECTION DATES:
Walkovers Welcome!
Contact Sales Manager,
Todd Freeman ahead of time.

Tract 1

in 2 tracts

**78.41±
acres**

WEDNESDAY, MARCH 6 • 6:00 PM (EST)

Auctioneer's Note: Great opportunity to purchase very productive, high quality farmland!

Excellent Location:

- Between Lebanon and Frankfort
- Southern Clinton County
- 50 miles North of Indy

Directions to Property:

South of Frankfort, Indiana, 3 miles on ST RD 39, to Antioch. Turn west onto Antioch Road and the farm is on the north

and south side of the road as soon as you get to the first curve in the road, approximately 1000'.

Auction Location:

Clinton County 4-H Building, Frankfort, IN, 46041

Tract Descriptions:

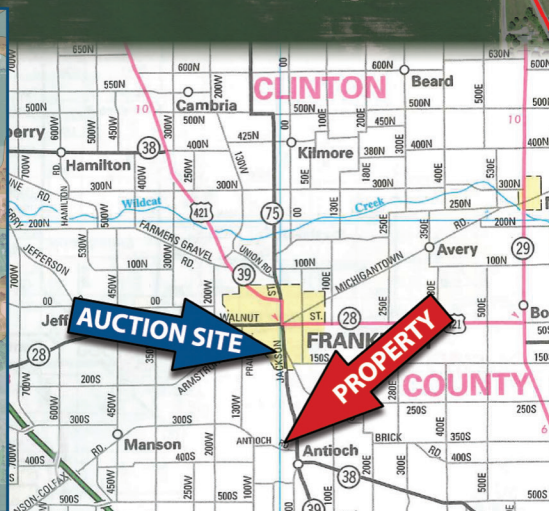
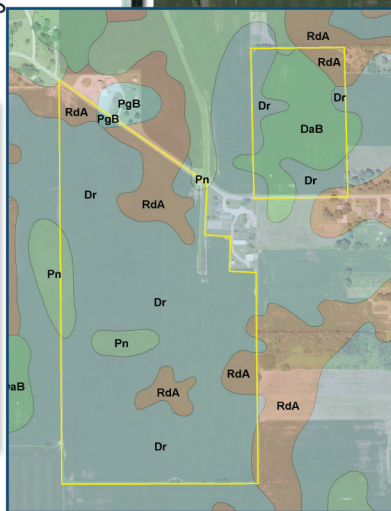
TRACT 1: 64.11± ACRES - 63.02± acres tillable, ditch on east side of tract. 1000' of frontage along Antioch Road.

TRACT 2: 14.3± ACRES - 13.80± acres tillable, ditch on east side of tract. 575' of frontage along Antioch Road.

SOILS

Code	Soil Description	Acres	Corn	Soybeans
Dr	Drummer silty clay loam	56.02	185	53
RdA	Raub silt loam, 0-2% slopes	10.15	164	51
DaB	Dana silt loam, 2-6% slopes	8.82	155	51
Pn	Patton silty clay loam, 0-2% slopes	3.12	173	51
PgB	Parr silt loam, 1-5% slopes	0.30	160	52

ANTIOCH RD



OWNER: The Betty Tunnell 2017 Trust, Lyndall Tunnell Trustee

Auction Manager: Todd Freeman - 765-414-1863 (cell)



**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.

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