

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 individual tract, as a total 46± acre unit. There will be open bidding on during the auction as determined by the Auctioneer.

**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 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 Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price is due at closing.

**POSSESSION:** Possession is at closing, subject to crop year 2019 Tenant Crop Rights.

**REAL ESTATE TAXES:** Seller shall pay all 2018 due 2019 taxes. Buyer will assume and pay all taxes due May 2020 and thereafter. 2018/19 taxes are approx. \$1,931.30.

**FARM PROGRAM INFO:** Contact Auction Manager for crop base information.

**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.

**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 this auction. 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 title insurance. Combination purchases will receive

a perimeter survey only.

**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.**

**75<sup>th</sup> ANNIVERSARY**  
Since 1944 **SCHRADER**

CENTERVILLE OFFICE: P.O. Box 202, Centerville, IN 47330

**Auction Manager:**

**Mark Smithson, 765-744-1846**

AC63001504, AU10100108

**CORPORATE HEADQUARTERS:**

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

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**www.SchraderAuction.com**

AUGUST 2019						
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	31

# 46± Acres

EC INDIANA • HENRY COUNTY • EXCELLENT SOILS!

- High Quality Cyclone and Crosby Soils
- About 10 miles NW of New Castle
- Just 1 mile north of US 36
- Great Income Producing Farm
- Available for 2020 Crop Year

OFFERED IN 1 TRACT

*land* **AUCTION**

**Wednesday, August 7 at 6:00 PM**

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ONLINE BIDDING AVAILABLE

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**AUCTION LOCATION:** From Sulphur Springs: **Prairie Township Community Room, 104 W. Main, Mt. Summit.** From Sulphur Springs, travel east on US 36 approximately 2½ miles to auction site (on north side).

**PROPERTY LOCATION:** From Sulphur Springs: From US 36 travel north on CR 300W 1 mile to CR 600N, turn left (west) for approximately 2 miles to farm on the left (south).

Section 14, Township 18 N, Range 9 E, Jefferson Twp., Henry County, IN

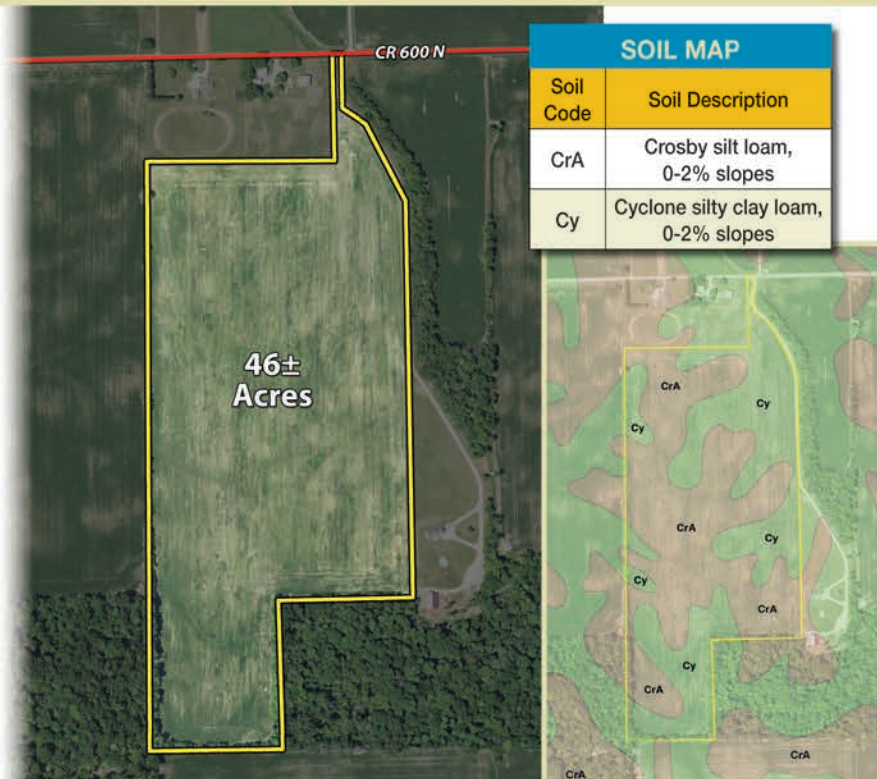
**TRACT DESCRIPTION:**

**TRACT 1: 46± ACRES.** All tillable tract with approximately 30' frontage on CR 600N. Productive Cyclone and Crosby soils with strong yield index of 159. Good drainage potential with Reeves Ditch on the north end and alongside neighboring lane. Great farm to add to your operation.

**SELLERS:** Jeff and Susan Sanders

**AUCTION MANAGER:** Mark Smithson, 765-744-1846

SOIL MAP	
Soil Code	Soil Description
CrA	Crosby silt loam, 0-2% slopes
Cy	Cyclone silty clay loam, 0-2% slopes



**INSPECTION DATE:**

**Wednesday, July 24 • 9-11am**

**or call Auction Manager for Private Inspection!**



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**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 Schrader Auction Co. - 800-451-2709.