

## TERMS AND CONDITIONS

**PROCEDURE:** This property will be offered in 1 individual tract as a total 36.14± acre unit. The property will be offered via online auction only. Minimum bidding increments will be \$5,000.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the close of the auction. Purchase agreements are available for review prior to the auction and will be posted on the website. All final bid prices are subject to the Sellers acceptance or rejection in its sole discretion.

**DOWN PAYMENT:** 10% down payment on the day after the auction with the balance in cash at closing. The down payment may be made in the form of wire transfer, cashier's check, personal check, or corporate check and shall be due on Tuesday September 10th, 2020. 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 September 25th, 2020 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, pending the tenants rights to harvest the 2020 crop. Once the crop has been removed, full access will be passed to the Buyer.

**REAL ESTATE TAXES:** Seller shall pay the 2020 taxes due in 2021 and Buyer shall assume the 2021 taxes payable in 2022. 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:** A new survey has been completed and the new legal description shall be used to convey the property. The expense of the survey will split 50:50 between Seller and Buyer.

**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.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

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

**AUCTION MANAGER:**

Todd Freeman,

765-414-1863 (cell)

AC63001504, AU10300062



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**SchraderAuction.com**

**Online Only Land**  
**36.14± acres**  
**AUCTION**  
Clinton County, Indiana  
offered in 1 Tract

SEPTEMBER 2020						
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			

# Clinton County, Indiana Online Only Land AUCTION

★ BIDDING IS NOW OPEN ★  
*Bidding Closes*  
September 9th • 6PM (EST)

**36.14±**  
*acres*  
offered in 1 Tract

- 34.7 ± Tillable Acres
- Productive Clinton County Farmland
- 96% Tillable Land in Perry Township

**SCHRADER**  
Real Estate and Auction Company, Inc.



ONLINE BIDDING  
AVAILABLE

**800-451-2709 • SchraderAuction.com**



# *Online Only* Land **AUCTION**

# 36.14± acres

offered in 1 Tract

Clinton County, Indiana

★ BIDDING IS NOW OPEN ★  
*Bidding Closes*  
September 9th • 6PM (EST)



**Auctioneer's Note: Great opportunity to purchase productive farmland in this online only auction!**

#### **DIRECTIONS TO PROPERTY:**

West of Frankfort, Indiana 3 miles on State Rd 28, turn south on County Rd 450W (Jefferson Water Tower Land-mark). Drive 2.6 miles to Manson-Colfax Rd. Turn west onto Manson-Colfax Rd (pass around local traffic closed road barricades) and drive approximately 1.25 miles and property is situated on the south side of the road.

#### **AUCTION LOCATION: ONLINE ONLY AUCTION!**

See [www.schraderauction.com](http://www.schraderauction.com) for bidding details.

#### **Excellent Location!**

- Between I-65 and Frankfort Indiana
- Southwestern Clinton County • 50 miles North of Indianapolis

**TRACT 1: 36.14± ACRES**, 34.7± acres tillable, small pond on south side of tract. 167' of asphalt road frontage along Manson-Colfax Rd.

**Soils:** Fincastle (41%), Ragsdale (38%), Miami Crosby (13%) and balance is Milford & Reesville. Slopes are flat.

**INSPECTION DATE:**  
**Saturday, August 29th**  
**9-11 am**  
Meet Sales Manager,  
Todd Freeman, on roadside near sign.  
**Call 1-800-451-2709 with**  
**brochure requests or questions.**



**VISIT WEBSITE FOR ONLINE  
BIDDING INFORMATION**

You may bid online until Wednesday, September 9,  
6pm (EST) at [www.schraderauction.com](http://www.schraderauction.com). You must  
register to bid online. For online bidding information,  
call Schrader Auction Co. - 800-451-2709.

**OWNER: Mary A. Redinbo**  
**AUCTION MANAGER: Todd Freeman • 765-414-1863 (cell)**



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