

Land AUCTION



800-451-2709 • SchradlerAuction.com

- Quality Soils
- High % Tillable
- Great Location



OFFERED IN 3 TRACTS

115.8± acres

WHITE COUNTY, INDIANA

FRIDAY, NOVEMBER 19TH • 1:00 PM EST

SchradlerAuction.com
800-451-2709



NOVEMBER 2021						
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



AC63001504, AU08700434, AU11100128, AU11300081

AUCTION MANAGERS:
 Jimmy Hayworth, 765-427-1913
 Matt Wiseman, 219-689-4373
 Jimmy Hayworth

CORPORATE HEADQUARTERS:
 P.O. Box 508, 950 N. Liberty Drive,
 Columbia City, IN 46725

SCHRADER
 Real Estate and Auction Company, Inc.

115.8± acres

OFFERED IN 3 TRACTS

Land AUCTION

WHITE COUNTY, INDIANA

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts. There will be open bidding on all tracts and as determined by the Auctioneer. The auction will be offered in individual tracts.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts. The down payment may be made in the form of cashier's check, personal check or corporate check.
FINANCING: If needed, and are capable of paying financing, so be sure you have arranged financing.
ACCEPTANCE OF BID PRICES: All final bid prices are subject to Sellers' acceptance or rejection. All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.
DEED: Sellers shall provide a Warranty Deed(s) subject to convey insurance title to the real estate. Real Estate is sold subject to all rights of way, legal highways, leases, easements of

public record, and all other matters of public record.
EVIDENCE OF TITLE: Sellers shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish (Buyer's), at Seller's expense, an updated title commitment prior to closing. The cost of professional, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Sellers disclaim 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 for sale.
EASEMENTS: Subject to any and all existing easements.
AGENCY: Schradler 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 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.
NOTICE: All announcements made the day of the sale take precedence over printed material or any other oral statements made.

have been estimated based on county tax parcel boundaries are approximate, and shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.
ACREAGE: All tract acreages, dimensions, and real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.
REAL ESTATE TAXES: Sellers shall pay all 2021 real estate taxes due and payable in 2022. Buyer shall be 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, Sellers disclaim 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 for sale.
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Tracts 1 & 2

Tract 3

Tract 3

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OFFERED IN 3 TRACTS

PROPERTY LOCATION: Monticello, IN

From US 24 & Hubbard GM Dealership: Take 6th Street 1/2 mile north to Hanawalt Rd./Division Rd., then take Hanawalt Rd./Division Rd., approx. 1-1/2 miles west. The farms are on the north side of the road.

AUCTION LOCATION: White Co. 4-H Community Building, 12 N CR 25E, Reynolds, IN 47980

TRACT INFORMATION:

TRACT #1: 39.7± ACRE parcel of land, quality soils, a 42'x48' tool shed, wood frame with metal siding & roof, partial concrete floor and 432.54' frontage on Hanawalt Rd./Division Rd.

TRACT #2: 36.4± ACRE tract of land, quality soils, high % tillable and 390±' frontage on Hanawalt Rd./Division Rd. Also includes an old silo.

TRACT #3: 39.7± ACRE parcel of land, quality soils, some woods and 321.37' frontage on Hanawalt Rd./Division Rd.

3 individual tracts and will not combine tracts.

RE Taxes - 2020/pay 2021

Tract #1	\$409.48/yr.
Tract #2*	\$931.82/yr.
Tract #3	\$577.58/yr.

Ditch Taxes

	158.88/yr.
	158.88/yr.
	158.88/yr.

*Note: This RE Tax amount includes additional improvements and land that the owner will retain.

There is an open ditch along the north end of these tracts.

FSA Information

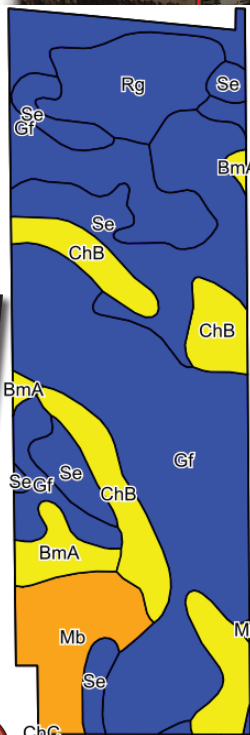
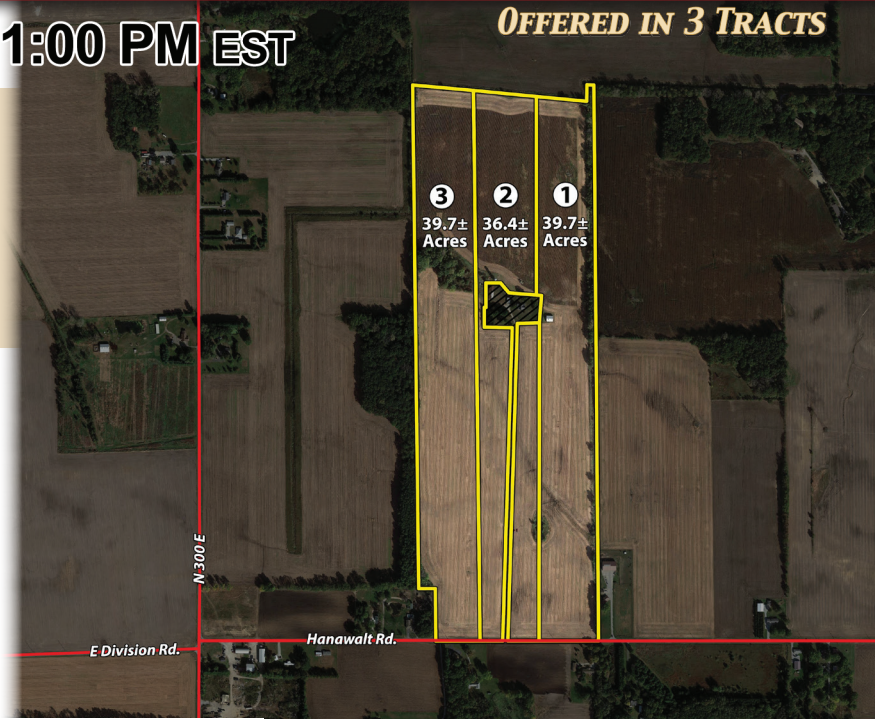
This info includes another tract of land

Farm #4783

Farmland	150.89 acres
Cropland	139.69 acres
Wheat Base	12.5 acres
Corn Base	69.5 acres
Soybeans Base	42.3 acres

NOTE Re. FSA Info: Tracts 1, 2 & 3 are combined with 104.39 acres tillable

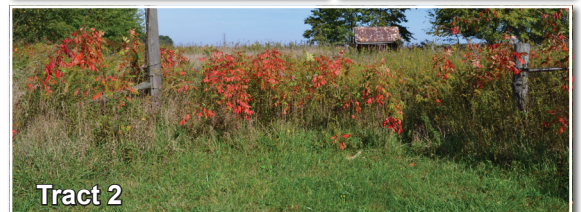
INSPECTION DATE:
Tuesday,
November 2
3-5 PM EST



Tract 1



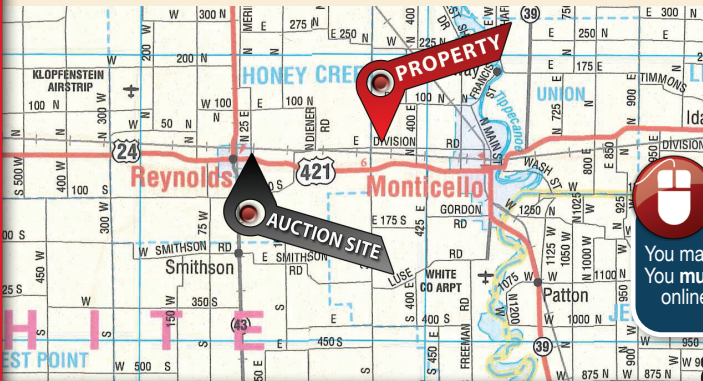
Tract 1 - Road Frontage



Tract 2



Tract 3



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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Owners: Ruth E. Rea, Carol D. Richardson and Maureen F. Shepherd
Sale Managers: Jim Hayworth, 765-427-1913 • Matt Wiseman, 219-689-4373 • Jimmy Hayworth