

Offered in 6 Tracts or Combinations

233±
acres

2% Buyer's Premium 800.451.2709
www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

February 8 • 6pm EST

Tuesday

Tracts 1 & 2: SE Side of Medaryville | Tracts 3-6: 5± Miles SE of Medaryville & 6± Miles NE of Francesville

LAND AUCTION

Pulaski County, Indiana

Auction Held at Meadow Springs - Francesville, IN

- Productive Farmland
- Nearly All Tillable
- Excellent Road Frontage
- Investigate Home Site Potential

Pulaski County, IN - Held at Meadow Springs, Francesville, IN

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TERMS & CONDITIONS:

PROCEDURE: The property will be offered in individual tracts, any combination of tracts & as a total 233± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & the total property may compete.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.

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 & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey inurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller 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 providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50/50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay all 2021 real estate taxes due & payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS, existing legal descriptions and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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.

EASEMENTS: Subject to any & all existing easements.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representative are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

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950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • SchraderAuction.com

AUCTION MANAGERS: Jim Hayworth • office: 888.808.8680 • cell: 765.427.1913,
Matt Wiseman • office: 866.419.7223 • cell:
219.689.4373 & Jimmy Hayworth #AC63001504,
#AU08700434, #AU11100128, #AU11300081

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Pulaski County, Indiana

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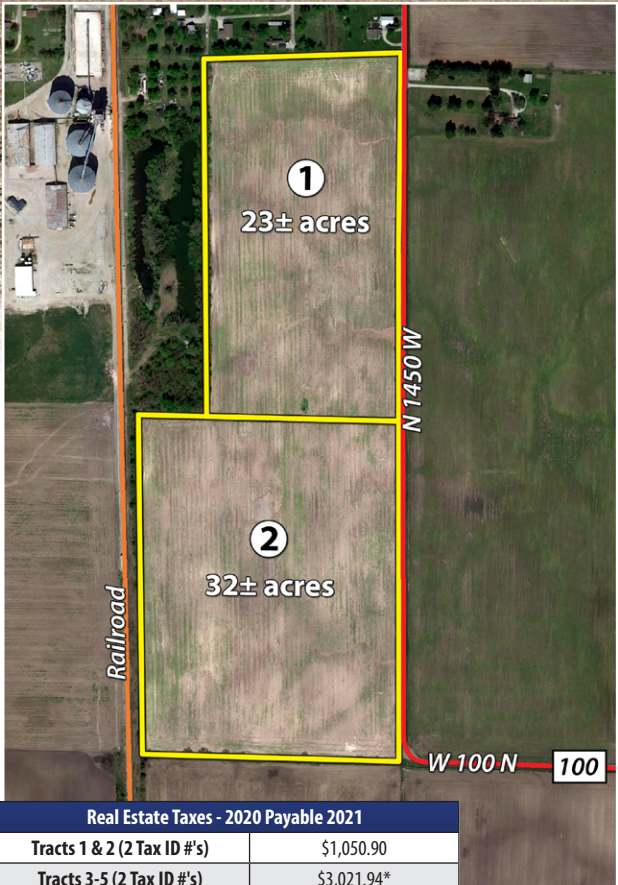
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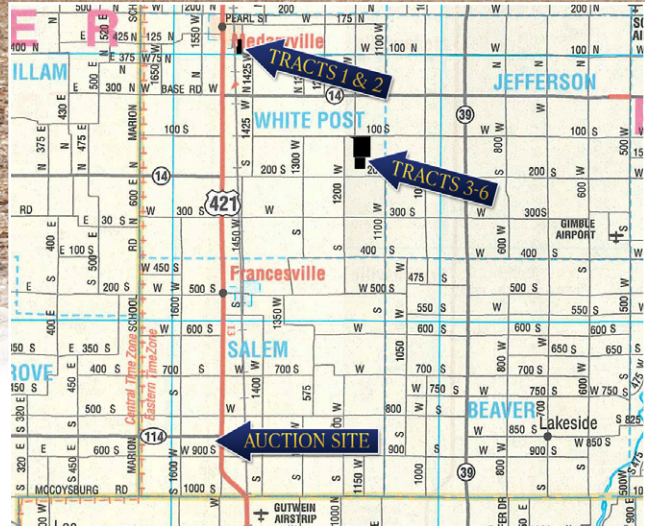
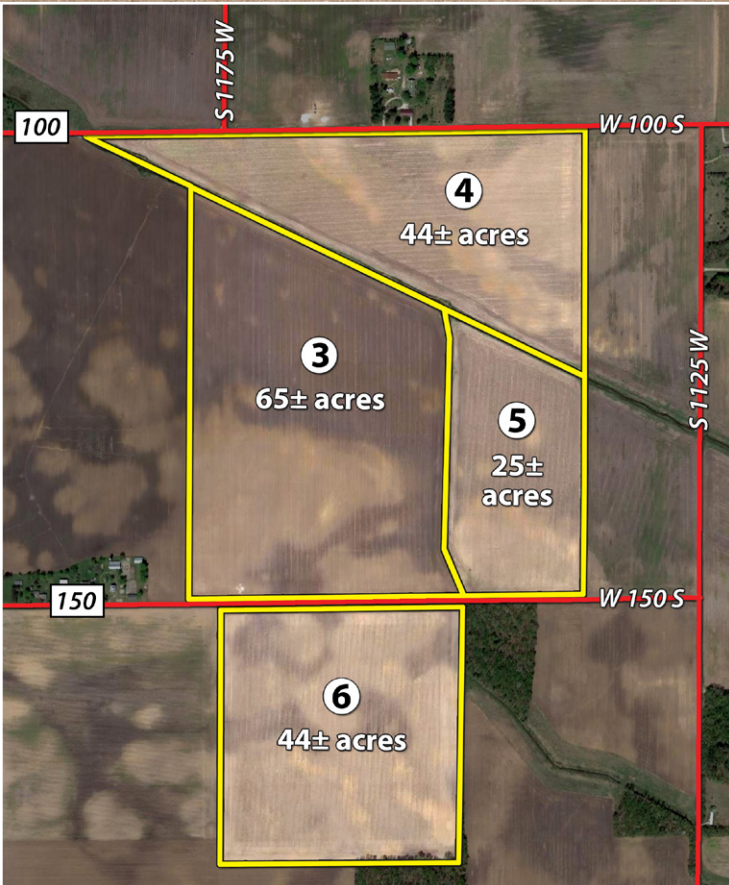
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Real Estate Taxes - 2020 Payable 2021	
Tracts 1 & 2 (2 Tax ID #'s)	\$1,050.90
Tracts 3-5 (2 Tax ID #'s)	\$3,021.94*
Tract 6 (1 Tax ID #)	\$457.58
Tract 6 - Drainage Assessments	\$40.00

* Includes 64± acres & buildings that are not part of auction property.



AUCTION SITE: Meadow Springs • 8631 S US 421, Francesville, IN 47946 • Approx. 3½ mi. S of Francesville on US 421, at the SW corner of US 421 & SR 114.

PROPERTY LOCATION: *Directions to Tracts 1 & 2 - In Medaryville from the intersection of US 421 & Main St, go E on Main St ½ mi. until it T's into 1450 W. Go S on 1450 W approx. .2 mi. to Tract 1 on the west side of the road. Tract 2 is immediately south of Tract 1. Directions to Tracts 3-6 - South of Medaryville from the north junction of US 421 & SR 14, go E on SR 14 for 3¼ mi. to 1175 W. Go S on 1175 W 1 mi. to 100 S & Tract 4 is on the S side of 100 S. Go W on 100 S ¼ mi. to 1200 W. Then go S on 1200 W ½ mi. to 150 S. Go E on 150 S & in approx. ¼ mi. you will reach Tract 3 on the N side of the road & Tract 6 on the south. Tract 5 is immediately east of Tract 3.*

Contact the Auction Company for a detailed Information Booklet w/ additional due diligence materials, including: soil maps, tax, FSA details, etc.

Tract 1 - 23± acres: Highly productive soils & nearly all tillable. This tract has excellent road frontage along 1450 W just south of Medaryville.

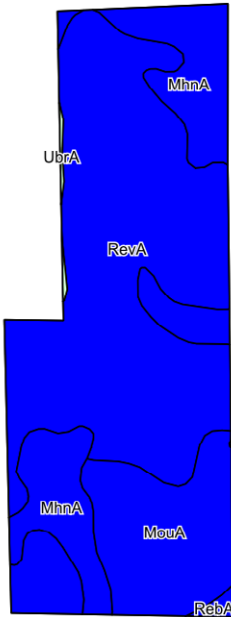
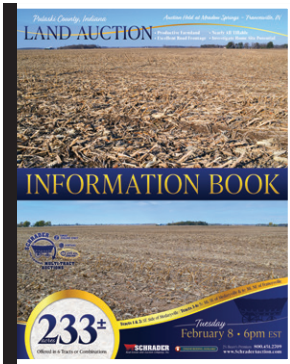
Tract 2 - 32± acres: Highly productive soils & nearly all tillable. Frontage on 1450 W.

Tract 3 - 65± acres: Productive soils & nearly all tillable. Ditch on the north & east providing drainage outlets. Frontage on 150 S.

Tract 4 - 44± acres: Productive soils & 39.69 acres tillable per FSA. The ditch on the south also provides an excellent drainage outlet. Excellent road frontage along 100 S.

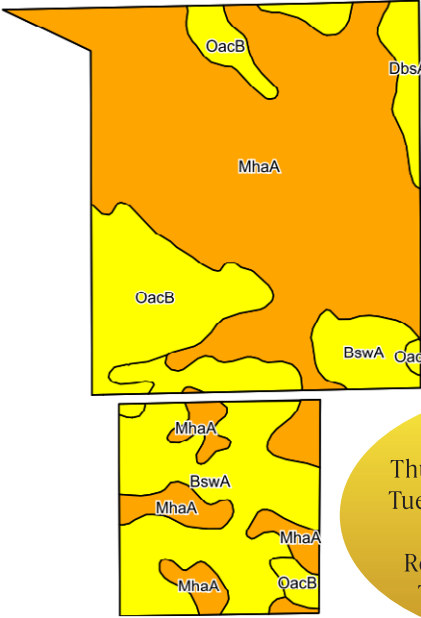
Tract 5 - 25± acres: Productive soils & 22.64 acres tillable per FSA. Ditches along the west & north for drainage. Road frontage on 150 S.

Tract 6 - 44± acres: Productive soils & 44.23 acres tillable per FSA. Nice square parcel with road frontage on 150 S.



Tracts 1 & 2									
Code	Soil Description	Acres	% of Field	Non-Irr Class	Corn Bu	Grass Legume Hay Tons	Pasture AUM	Soybeans Bu	Winter Wheat Bu
RevA	RensselaerRadiolive loams, 0 to 1% slopes	30.87	57.7%	IIw	169	6	12	46	68
MouA	Milford silty clay loam, 0 to 1% slopes	11.25	21%	IIw	161	5	11	45	65
MhnA	Medaryville fine sandy loam, 0 to 1% slopes	10.92	20.4%	IIw	147	5	10	41	65
Weighted Average				1.99	162.3	5.6	11.3	44.6	66.5

Tracts 3-6									
Code	Soil Description	Acres	% of Field	Non-Irr Class	Corn Bu	Grass Legume Hay Tons	Pasture AUM	Soybeans Bu	Winter Wheat Bu
MhaA	Maumee loamy fine sand, 0 to 1% slopes	103.4	58.6%	IIIw	134	5	9	47	54
BswA	Brems-Morocco loamy fine sands, 0 to 1% slopes	41.54	23.6%	IVs	98	3	7	31	44
OacB	OakvilleDenham fine sands, 1 to 5% slopes	25.19	14.3%	IVs	84	3	5	30	38
DbsA	Denham fine sand, 0 to 1% slopes	6.22	3.5%	IVs	90	3	6	31	41
Weighted Average				3.41	116.8	4.2	7.9	40.2	48.9



Inspection Dates:
Thur, Jan. 13 from 3-5pm &
Tue, Jan. 25 from 3-5pm EST
Meet a Schrader Representative between Tracts 3 & 6 on 150 S.

Auction Managers: Jim Hayworth • office: 888.808.8680 • cell: 765.427.1913, Matt Wiseman • office: 866.419.7223 • cell: 219.689.4373 & Jimmy Hayworth



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Owner: GSKM Farm, LLC