

Farmland Auction

- Irrigated Farmland • Exterior & Interior Fencing
- 5,000+ sq. ft. Home with Excellent Outbuildings
- Fulton County • Rochester, Indiana



181[±]
acres

Offered in 3 Tracts or Combinations

Wednesday, March 11 • 6pm

Auction Held at Everett Smith Building, Fulton County Fairgrounds - Rochester, IN 46975



ONLINE BIDDING AVAILABLE

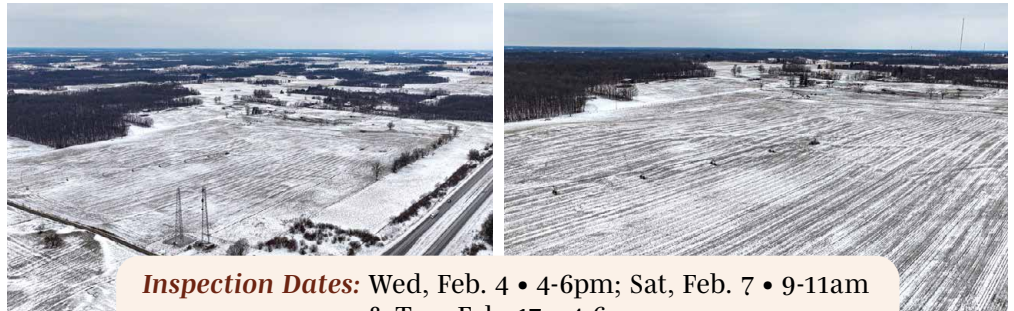


SCHRADER
Real Estate and Auction Company, Inc.

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- Irrigated Farmland • Exterior & Interior Fencing
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Inspection Dates: Wed, Feb. 4 • 4-6pm; Sat, Feb. 7 • 9-11am & Tue, Feb. 17 • 4-6pm



Auction Location: Everett Smith Building at the Fulton County Fairgrounds, 1009 W 3rd St, Rochester, IN 46975
Property Location: From the intersection of SR 25 & US 31 at Rochester, IN, take US 31 approximately 5½ miles north to CR 450 N, then head west to the property. Follow CR 50 W north ½ mile to Tracts 2 & 3.

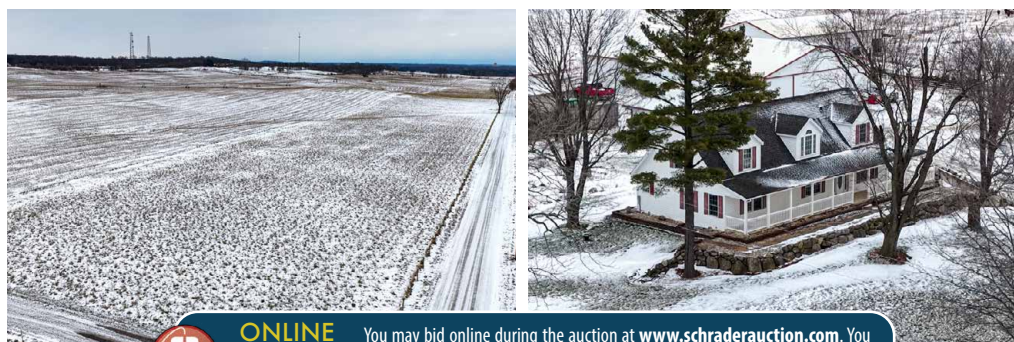
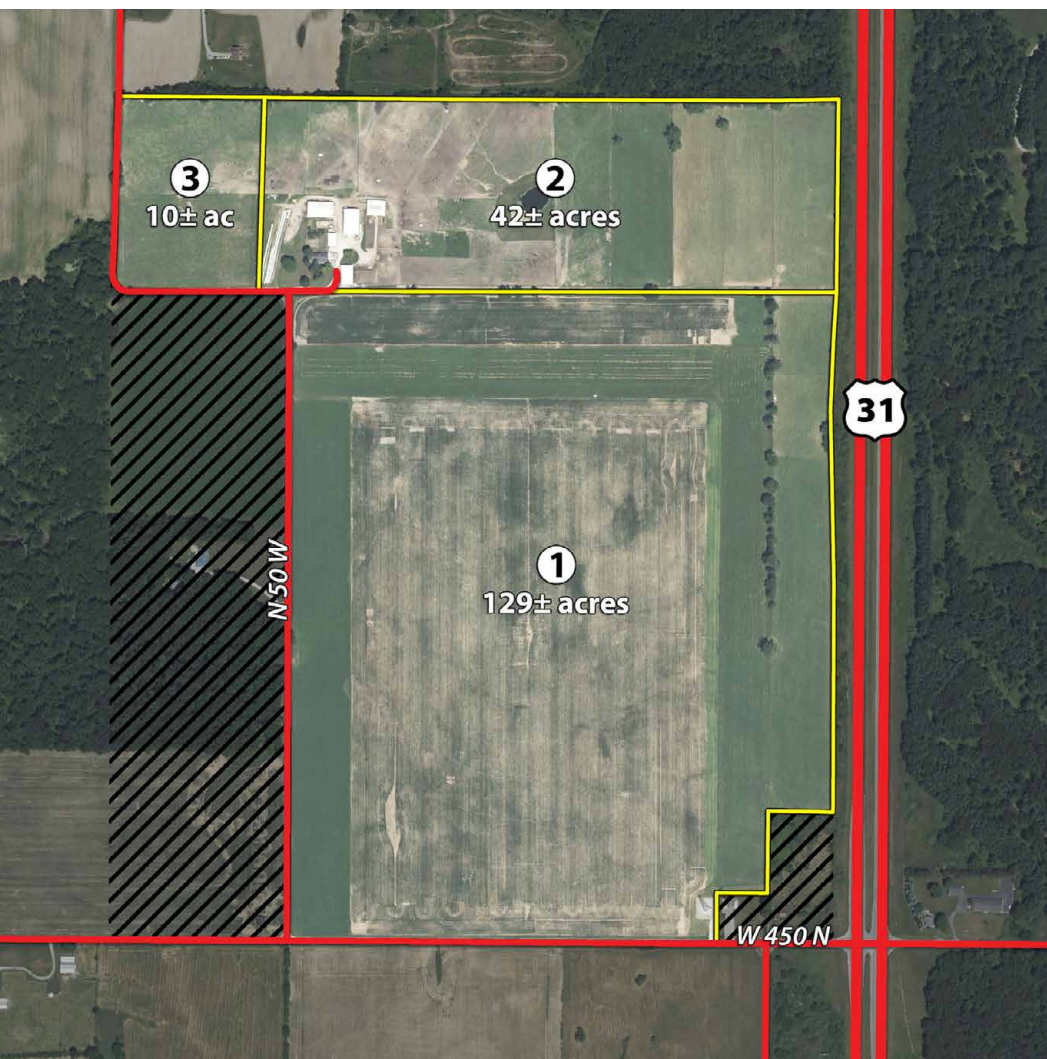
TRACT #1: 129± ACRES of productive irrigated farmland with frontage on CR 450N & CR 50W. This tract includes a 2016 Zimmatic 7 tower center pivot with GPS track drive. 10" well, rated at 750 gpm, & 3 phase service.

TRACT #2: 42± ACRES of fenced pastureland & tons of improvements. The 5,040 sq. ft. home was constructed in 2001. The home has 4 bedrooms, 3-1/2 baths & finished basement. Full kitchens on main floor & in the basement with beautiful cherry cabinetry, garbage disposals, dishwashers & islands. The geothermal open loop system provides year-round comfort. The house is also plumbed for outdoor furnace. The walkout basement has potential for 2 additional bedrooms. There is a patio connected to walkout basement & spacious deck connected to the main level. The home was remodeled in 2013.

- **Building 1** is 40'x60'x10' with 4 overhead garage doors with automatic openers, concrete floor with drains, fully insulated & finished with 2 walk-in doors. There is electric heat & it is also plumbed for wood boiler heat.
- **Building 2** is 100'x60'x14'. The 32'x60' shop area has 6" concrete floor, with drain, & is insulated & finished. There are 30' sliding doors on both ends with a 30' sliding door leading to the 68'x60' limestone floor storage area. The shop is also plumbed for outdoor furnace.

- **Building 3** is 100'x60'x14' with ag lime floor. 30' sliding doors on both ends. There is an 8'x32' insulated heated office. The exterior walls are lined 5' high with treated lumber. This barn was used for calving but would also be good hay or equipment storage.
 - **Building 4** is 42'x72' with a 16'x72' lean to. This building has concrete floors with drains, a 24'x32' area with 12'x12', 8'x8' & 4' overhead doors. There is also an 8'x12' lab/office area, a show cattle cooler room with 2 overhead doors & a slide door. Propane heat, air conditioning, (2) 200 amp & 100 amp elec. services.
 - **Building 5** is 40'x80' with a 40'x24' concrete floor area that includes a 20'x24' feed area with 20'x24' loafing area with access to a concrete outdoor feedlot area. This building has 2 service doors, 12' sliding door, a large slider on the south end & a 40'x56' storage area.
 - **Included with Tract 2** are 16 individual paddocks with water for rotational grazing. There is also a 75'x30' bunker silo with concrete walls & floor. All buildings have 100 amp electric service & water available. ****NO PERSONAL PROPERTY IS INCLUDED WITH THE REAL ESTATE****
- TRACT #3: 10± ACRES** of open land. Great potential corner building site or combine with Tract 2 for additional fenced acreage.

Owners: Dan & Kathy Quinlan Revocable Living Trust | **Auction Managers:** Jim Hayworth • 765.427.1913 & Arden Schrader • 260.229.2442



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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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 181± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.
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 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 Trustee's Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession of Tract 1 will be at closing or immediate access is available prior to closing. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) & sign a Pre-Closing Access Agreement. Possession of Tracts 2 & 3 will be 90 days after closing.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in November 2027 & thereafter.
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 with 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.
ACREAGE: All tract acreages, dimensions & proposed boundaries are approximate & 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 & 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. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information 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 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 & 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.**

Schrader Real Estate and Auction Company, Inc.
 Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
 Columbia City, IN 46725 #AC63001504, #CO81291723

Wednesday, March 11 • 6pm



MARCH	SU	M	TU	W	TH	F	SA
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	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				

Auction Managers:

James D. Hayworth • 765.427.1913

#RB14004965, #AU08700434

& Arden L. Schrader • 260.229.2442

#RB14015015, #AU01050022

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