

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 79± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

FARM PROGRAM INFO: Farm 9783, Tract 3387. *Contact agent for more information.*

POSSESSION: Possession is at closing. 2027 crop rights transfer to Buyer(s).

REAL ESTATE TAXES: Estimated 2026 real estate taxes due in 2027 to be paid by Seller via credit at closing. Buyer(s) assumes all taxes thereafter. (2025 real estate taxes paid 2026 were \$5,445.12)

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.

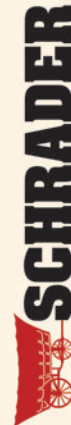
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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. 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.



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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 Company.

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Important **LAND AUCTION**
EAST CENTRAL INDIANA • Madison County – Richland Township



Important EAST CENTRAL INDIANA Madison County – Richland Township LAND AUCTION

Just 5 miles to Chesterfield • 7 miles to Anderson • 5 miles to I-69 access

79[±]
acres
Offered in 4 Tracts

- Country Home w/2,048 sq. ft. and Pole Barn
- Highly Productive Cropland
- Attractive Recreational Land
- Excellent Soils Including Brookston and Crosby
- Excellent Access with Frontage on Two Roads

2027 Crop Rights to the Buyer



Thursday, November 12 • 6:00pm

at Millcreek Civic Center, Chesterfield • Online Bidding Available



800.451.2709 • SchraderAuction.com

Important LAND AUCTION

EAST CENTRAL INDIANA • Madison County – Richland Township

2027 Crop Rights to the Buyer

79[±] acres

Offered in 4 Tracts

Thursday, November 12 • 6:00pm

Section 14, Township 20 North, Range 8 East, Richland Twp, Madison County

Tract 1: 40[±] acres – Nearly all tillable parcel with frontage along N 425 E. Productive Brookston and Crosby soils with excellent road frontage. A versatile tract that would be an excellent addition to your land base.

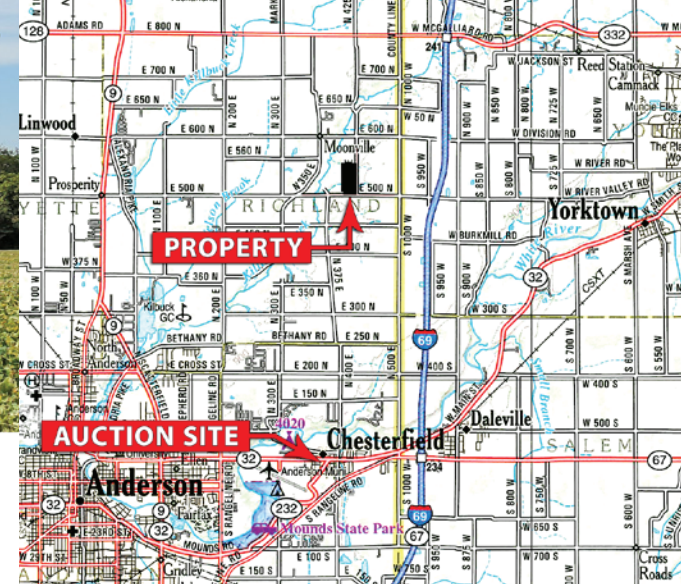
Tract 2: 15.5[±] acres – Mostly wooded with Moon Branch coursing through the middle. Very attractive wooded parcel for recreation and/or potential homesite. Consider the possibilities.

Tract 3: 21[±] acres – All tillable tract with frontage on both E 500 N and N 425 E. Mostly Crosby soils and easy access make this parcel an excellent buy. Consider combining with Tracts 1 and 2.

Tract 4: 2.5[±] acres – Nice country home. 2,048 sq. ft., 4 bedrooms and 1 bath, 40' x 60' pole barn with concrete floor and lean-to and additional outbuilding. Convenient access to Anderson, Muncie and I-69. Consider combining with Tract 3 for your small farmstead.

Owner: Bryon Clevenger, Brent Clevenger and Reida Carroll

Tract divisions are subject to approval of the Madison County Area Planning Commission.



Property Location: From Chesterfield: Travel on SR 32 east for 1 mile to N 500 E, then north 4½ miles to E 500 N, then west ¾ to the farm. The farm lies at the intersection of E 500 N and N 425 E. **Address:** 4196 E 500 N, Alexandria, IN

Auction Location: Millcreek Civic Center, 403 W Main St, Chesterfield, IN. 3 blocks west of downtown Chesterfield on the south side of SR 32.

Inspection Dates | **Wed, October 21 & 28 • 10 - 11am**
Sat, October 31 • 10am-Noon
 Meet a Schrader Representative at home on Tract 4.



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