

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 23.522-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 Corporate Deed(s).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the White County Health Department.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession will be at closing on land, subject to the tenant's rights for the 2016 crop, and 30 days after closing on home.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

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 mate-

rials 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 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.**

SCHRADER
Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725

auctions@schraderauction.com

AUCTION MANAGERS:

Jim Hayworth, 765-427-1913 (cell)

Arden Schrader, 260-229-2442

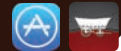
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260-244-7606 • 800-451-2709
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23.522
acres

North side of Burnettsville, IN



SEPTEMBER 2016						
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	

23.522
acres

Real Estate & Farm Equipment

AUCTION

NORTH SIDE OF BURNETTSTVILLE, IN



- Tillable Land
- 500 COW DAIRY FACILITY
- Bulk Milk Tanks
- Equipment



**ONLINE BIDDING
AVAILABLE**

WEDNESDAY, SEPTEMBER 14 • 1:00 & 1:30PM

SCHRADER
Real Estate and Auction Company, Inc.



23.522 acres Real Estate & Farm Equipment AUCTION

WEDNESDAY, SEPTEMBER 14 • 1:00 PM

Auction on site.

PROPERTY LOCATION: 1095 N 1450 E & US 24,
North side of Burnettsville, IN

500 Cow Dairy Facility

TRACT 1: 23.522 acres of land with 12.6 acres tillable per FSA office. This tract has frontage on CR 1450 E & US 24. This tract has the following improvements:

- An older 3 story farm house
- A 64' x 64' tool shed w/ concrete floor
- Older barn
- Milk Parlor w/ double 6 milk stanchion, RR, office & utility room
- Holding Pen 24' x 48' w/ concrete slates w/ pit, covered 60 head
- Free stalls barns (28 + 60 + 96 + 96 + 58 set up for 500 head)
- Concrete bunker silo (100' x 160' = 100-150 tons) Big Foot
- 2 wells on this tract



TRACT 2: Bulk Milk Tanks. 1998 Mueller 1000 gal bulk milk tank, Dari-Kool 3000 gal milk tank

FSA Info: Farm #5551. Crop Land - 12.6 ac.
Corn Base - 11.3 ac.

RE Taxes: \$1,172.22/6 mo. (2015 - pay 2016).
Ditch Tax: \$11.76/yr.

OWNER: Shaffer Dairy

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Inspection Dates:

REAL ESTATE
Wed., August 24, 3-5 PM

EQUIPMENT:
Tues., September 13, 12-4 PM

EQUIPMENT - 1:30 PM

Voyager Sprayer
New Holland Skid Loader
Manure & Hay Equipment
4 Star Livestock Trailer
Katolight Generator

- **Silver Wheels Voyager 2000** high-clearance 4WD sprayer, Cummins diesel, 1000 gal SS, 90' booms, foamer, Raven 460 controller, NEW 380/90R 46 tires on front, 14.9 x R46 rears, 2356 hrs
- **New Holland LX665** diesel skid loader, solid rubber tires, material bucket, rebuilt motor 2 yrs ago
- **Knight 8040 ProTwin Slinger** manure spreader, 20.5 x 25 construction tires, 1000 pto
- **1986 IH semi-tractor**, Cummins, air ride, wet kit, new cam & bottom end 2 yrs ago, 970,000 mi.
- **1977 Polar SS** manure tanker, 4600 gal, 3/16 SS
- **N Tech 3pt**, pto, manure pump
- **Knight Botec 4052** feed wagon, scales
- **Sioux tandem axle** feed wagon
- **John Deere 14T** pto baler
- **Kuhn 1** spool hay rake, pto
- **1989 20' x 8' 4 Star** aluminum livestock trailer, 1 divider gate, side door
- **Katolight KLM1-75-1000** pto generator on trailer, 75 KW, 1000 pto
- **used steel fence** post
- **used barb wire**
- **72± Poly square poly calf hutch**

Removal Time for bulk tanks if sold separately – 30 days

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 at 800-451-2709.

