

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 2 individual tracts or as a total 54.1± acre unit. There will be open bidding on the two individual tracts and the combination of both tracts during the auction as determined by the auctioneer. Bids on tracts and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

**EVIDENCE OF TITLE:** Seller shall provide an

owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed.

**TAXES:** Pro-rated to day of closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession day of closing. Immediate access is available prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2017 crop, soil testing, fertilizer application and/or tillage. 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%) and sign a Pre-Closing Access Agreement.

**REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing.

**SURVEY:** The Seller shall not provide a new survey unless the property sells in 2 tracts. 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 any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**FSA INFORMATION:** Land in enrolled in the FSA farm program, having selected the ARC/county option. Farm has a full base with 1/2 corn acres and 1/2 soybeans.

**AGENCY:** Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express,

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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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**  
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### MARCH 2017

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	31	

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54.1±  
Acres

- Highly Productive Soils
- 2017 Farming Rights Available
- Opportunity to Purchase a Very Nice Acreage!

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NOBLE CO. | WASHINGTON TWP., near Kimmel, IN

54.1±  
Acres

OFFERED IN 2 TRACTS

LAND AUCTION  
Tuesday, March 14 • 6:00 pm

Auction held at Washington Township Community Center

NOBLE COUNTY | WASHINGTON TOWNSHIP, near Kimmel, IN

Highly Productive Soils | 2017 Farming Rights Available  
Opportunity to purchase a very nice acreage!

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ONLINE BIDDING  
AVAILABLE



# 54.1± Acres

NOBLE COUNTY  
WASHINGTON TOWNSHIP  
NEAR KIMMEL, IN

## LAND AUCTION

*Tuesday, March 14 • 6:00 pm*

- **Highly Productive Soils**
- **2017 Farming Rights Available**
- **Opportunity to Purchase a Very Nice Acreage**

**AUCTION LOCATION:** Auction to be held at Washington Township Community Center, located ¼ mile north of the intersection of CR 200S & 925W on the west side of the road.

**PROPERTY LOCATION:** Property located on 200S between 800W & 700W on the north side of the road in Washington Township, Noble County, near Kimmel, IN.

**TRACT 1:** Consists of 27± acres of highly productive soil with 2 older buildings, one approx. 34x26 and the second is approx. 24x96. Soil type is predominantly Glynwood silt loam soil. It has approx. 25.5 acres tillable. There is a small, approx. ½ acre of woodland in the northwest corner.

**TRACT 2:** Consists of 27± acres of highly productive soil with, predominant soil types being Glynwood silt loam and Morley silty clay. This tract is nearly all tillable.

**OWNER: Byer Family**

**AUCTION MANAGER:**  
Lee Beer, **574-518-9109**



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.

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**WALK OVER INSPECTIONS  
WELCOME.**

*For private inspections, call  
Sale Manager.*



### SOIL TYPES

Code	Soil Name
MrB2	Glynwood silt loam, 2-6% slopes, eroded
MsC3	Morley silty clay loam, 6-12% slopes, severely eroded
MrC2	Morley silt loam, 6-12% slopes, eroded
RbA	Rawson loam, 0-2% slopes

