

## Terms and Conditions

**PROCEDURE:** Bid on either tract, or on the entire property. There will be open bidding on tracts and the entire property during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing, or with 20% down the tillable land will be available for immediate possession for farming. The down payment may be 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.**

**APPROVAL 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 Seller's acceptance or rejection. **Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing.**

**DEED:** Seller will provide a Trustee's deed.

**EVIDENCE OF TITLE:** Sellers will provide title insurance in the amount of the purchase price. County Assessor's records show 118.6 acres total. Regardless, the farm is being sold using the estimated 101± acres for bidding purposes.

**CLOSING:** Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing, or immediately for farming purposes with 20% down.

**REAL ESTATE TAXES:** The Seller shall pay the 2016 real estate taxes, due in 2017.

**SURVEY:** Buyer and Seller to share survey costs 50:50. Any new survey(s) provided shall be for the perimeter only. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, except on Tract 2 or combinations including Tract 2. If the entire property is purchased by one buyer there shall be no new survey.

**EASEMENTS:** The sale of the property is subject to any and all easements of record. The RR crossing on US 30 is available presently for ingress and egress on Tract 2, but will not be guaranteed as usable access in the future by the Sellers or the Auction Company or their Agents.

**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.

**ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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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### AUCTION MANAGER:

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GaryBaileyAuctions.com

101 ± acres  
offered in 2 tracts  
Real Estate Auction  
Starke County, IN

Monday  
MARCH 20 • 6PM CST  
held at the Nancy J. Dembowski Community Center, Knox, IN  
online bidding available

# Real Estate Auction

Starke County, IN

Monday  
MARCH 20  
6PM CST  
online bidding available  
held at the Nancy J. Dembowski  
Community Center, Knox, IN

101 ± acres  
offered in 2 tracts

West of Hamlet • North of Knox  
TILLABLE LAND • WOODS • STORAGE BUILDING  
WILDLIFE • HUNTING AND RECREATION



# Real Estate Starke County, IN

## AUCTION

Monday MARCH 20 • 6PM CST

# 101± acres

offered in 2 tracts

West of Hamlet • North of Knox

Call auction manager for private inspections.



**AUCTION LOCATION:** At the Nancy J. Dembowski Community Center, 55 E Lake Street, Knox, Indiana. In Knox from US 35 turn west 1 block on Lake Street.

**PROPERTY LOCATION:** 1920 E 600 N, Hamlet, IN. West of US 35 on US 30 1 mile to CR 300 E, then turn south ¼ mile to CR 600 N then turn west 1 mile.



### TRACT INFORMATION:

**TRACT #1 - 55.5± acres:** Mostly tillable productive land 52.57 FSA acres, with road frontage on CR 600 N and across RR tracks on US 30.

**TRACT #2 - 45.5± acres:** Tillable land, 38.51 FSA acres with 49' x 70' x 16' storage building and approximately 7 acres of woods and open area, great for hunting, recreation and potential secluded building site. Frontage on CR 600 N and RR Crossing access to US 30 on the north side of this Tract. Ingress and egress to the farmland and storage building are from the existing drive on CR 600 N.

FSA Tract #8782, 91.08 acres total farmland. With an additional 10% down the tillable land will be available for immediate possession for farming, for the 2017 crop year.

Parcel ID# - 75-02-17-400-008.000-015

**OWNER:** Brian Schoppel Trust & The Mary Jo and David Finley Trust



**FAMILY OWNED SINCE 1890 / GREAT OPPORTUNITY - FIRST TIME IN 127 YEARS.**



**AUCTION MGR:** Gary Bailey  
gary@garybaileyauctions.com

**800.659.9759 • GaryBaileyAuctions.com**

**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**.

**BID ON EITHER TRACT OR ENTIRE FARM IN PERSON OR ONLINE**

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
OvA	Ormas variant-Morocco loamy sands, 0 to 2 percent slopes	40.59	39.7%	114	4	7	33	51
Ho	Houghton muck, drained	24.11	23.6%	159	5	11	42	64
Gf	Gilford sandy loam, 0 to 1 percent slopes	23.79	23.3%	149	5	10	42	61
Ad	Adrian muck, drained	12.80	12.5%	145	5	10	38	58
BeA	Brems sand, 0 to 3 percent slopes	1.02	1.0%	87	3	6	31	40
<b>Weighted Average</b>				<b>136.4</b>	<b>4.6</b>	<b>9</b>	<b>37.8</b>	<b>57.2</b>

