

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 65± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. 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: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Trustee's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

COVENANT IN DEED: In accordance with the terms of the Darwin R. Whited Living Trust, the deed will include a covenant restricting the use of the land to normal agricultural (farming) purposes only until February 6, 2037.

EVIDENCE OF TITLE: Seller shall provide a preliminary

title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession is at closing or immediate possession for farming activities with an additional 10% down payment.

REAL ESTATE TAXES: Seller shall pay all 2016 real estate taxes due and payable in 2017. Buyer shall pay all drainage and other assessments, if any, that are last payable without a penalty after closing.

REIMBURSEMENT: At closing, Buyer shall reimburse Seller \$2,588.25, the amount being paid by Seller to the former tenant for farm input costs incurred by the former tenant in the Fall of 2016.

ACREAGE: All tract acreages, dimensions, and proposed

boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: It is expected that the property will be conveyed using existing legal description(s). A new perimeter survey of the auction property will not be provided unless a new perimeter survey is required in order to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new perimeter survey of the property is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller and the purchase price shall be adjusted proportionately to reflect the difference, if any, between the advertised acres and surveyed acres.

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. An inspection date has 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.

EASEMENTS: Subject to any and all existing easements.

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. 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 Drive
Columbia City, IN 46725

auctions@schraderauction.com

AUCTION MANAGERS:

Matt Wiseman - 866-419-7223 • 219-689-4373

Jim Hayworth - 888-808-8680 • 765-427-1913

Jimmy Hayworth

#AC63001504

#AU08700434

#AU11100128

#AU11300081



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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65± Acres

• GREAT LOCATION

• An Opportunity to Add to Your Present Farming Operation

2.5 miles north of Wheatfield, IN

2.5 miles north of Wheatfield, IN • JASPER COUNTY

65± Acres
1 TRACT

• GREAT LOCATION

• An Opportunity to Add to Your Present Farming Operation



ONLINE BIDDING
AVAILABLE

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real estate

AUCTION

Thursday, March 30 • 1:00 PM CENTRAL
held at the American Legion, Wheatfield, IN

Great Location • An Opportunity to Add to Your Present Farming Operation

65[±] Acres
1 TRACT

*Inspection
Dates:*
Wednesday, March 15
3-5 PM CENTRAL
Meet a Schrader
representative at
the house.

real estate
AUCTION

Thursday, March 30
1:00 pm CENTRAL

AUCTION LOCATION: At the intersection of SR 10 and CR 50/80 W; take CR 50/80 W south to American Legion, 11768 N CR 80 W, Wheatfield, IN.

PROPERTY LOCATION: At the intersection of SR 10 and SR 49; take SR 49 2.5 miles north; the property is on the east side of SR 49. Address: 14517 N SR 49, Wheatfield, IN.

TRACT INFO: 65[±] acre parcel of land with approximately 57[±] acres tillable. The balance is in woods and home site. This tract has frontage on SR 49. There is a 1-1/2 story farm house with 1 BR, kitchen, living room, dining room and a full bath on the main level. The 2nd level has 2 bedrooms. This house has a partial basement. Well in basement, no pump. Also, this house has a front porch (no heat). This house has a newer septic system installed. Explore the possibilities of hunting on this tract of land.

RE Taxes 2015 – pay 2016: \$657.02 / 6 mo. The property record card shows 64.89 acres.

NOTE: The previous tenant has applied in Fall 2016 the following items to this tract: 0-0-60; Brash & Dimetric; cost \$2,588.25. The Buyer will reimburse the Seller for the above amount at closing.

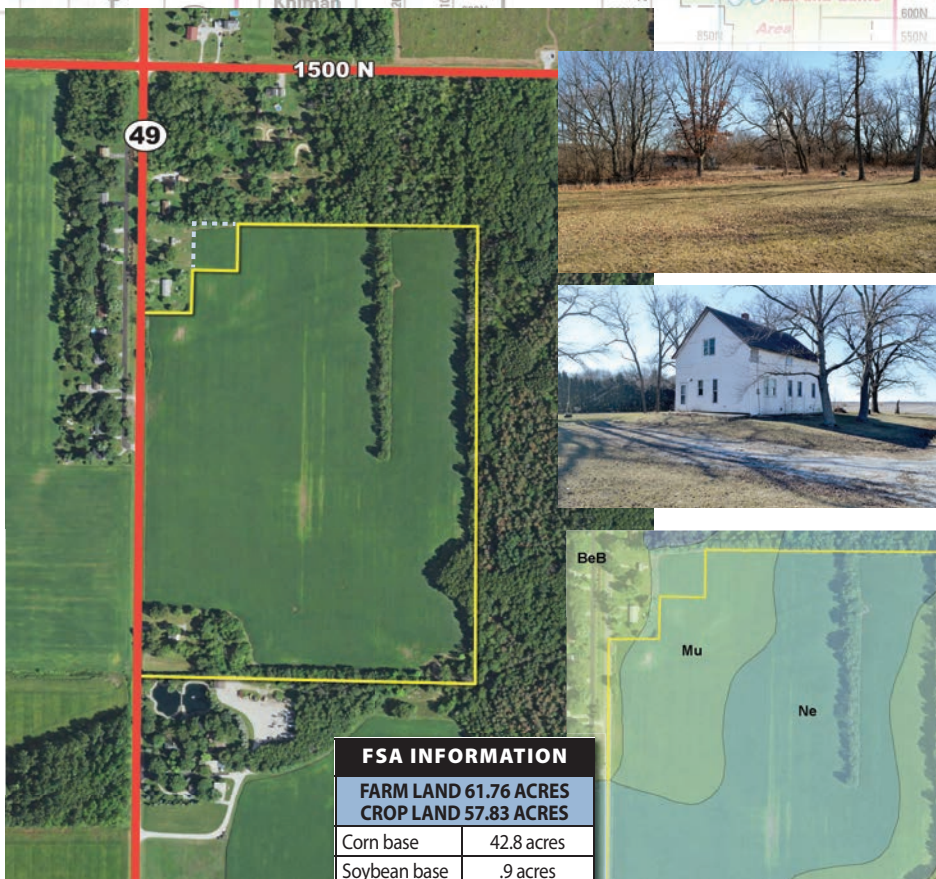
SALE MANAGERS:

Matt Wiseman - 866-419-7223 Office, 219-689-4373 Cell
Jim Hayworth - 888-808-8680 Office, 765-427-1913 Cell
Jimmy Hayworth

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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 at 800-451-2709.



FSA INFORMATION

FARM LAND 61.76 ACRES
CROP LAND 57.83 ACRES

Corn base	42.8 acres
Soybean base	.9 acres

NOTE: The FSA office has a small parcel of land in the NW corner of this tract being farmed and in their FSA info data; but that small parcel does not belong to the subject property.

For farm yield information, please contact the auction manager.

OWNER: Fred Whited as the Successor Trustee of the Darwin R. Whited Living Trust dated October 21, 2004

