

950 N. Liberty Drive  
Columbia City, IN 46725

Auction Manager:  
Todd Freeman

765-414-1863 (cell)  
765-379-3567 (office)

ACS001504; AU10300062

**877-747-0212**

[www.SchraderAuction.com](http://www.SchraderAuction.com)

**TERMS AND CONDITIONS**  
**PROCEDURE:** This property will be offered in 4 individual tracts, combination of tracts, or as a total 244± acre unit. The property will be sold in the manner resulting in the highest total sale price.  
**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 seller's acceptance or rejection.  
**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 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.  
**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on

or about September 1, 2017 is anticipated. Closing costs for an administrative closing shall be shared 50/50 between Buyer(s) and Seller.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.  
**POSSESSION:** Possession shall be given at closing subject to Tenant's Rights to harvest the 2017 crop. Possession of the improvements will be immediate upon closing.  
**REAL ESTATE TAXES:** Buyer shall assume the 2018 real estate taxes due in 2019. Buyer shall assume any Ditch Assessments due in 2018 and thereafter.  
**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.  
**FSAI INFORMATION:** The Miami County FSA Office shall make all acreage and base yield determinations.  
**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller, if any.  
**SURVEY:** Current legal descriptions shall be used to convey the property. Any need for a new survey will be determined solely by the Seller's option survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. The adjustments will be made only on tracts or combination of tracts that do not contain improvements. A new survey has been prepared for Tract 1 to except the improvements from the farmland.  
**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 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 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.  
**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.**

JULY 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					

Get our new iOS App   
Follow us on:

**FLORENCE GREER REVOCABLE LIVING TRUST**  
**LAND AUCTION**  
WEDNESDAY, July 26 • 6:00 PM (EST)  
held at the Milestone Event Center, Peru, IN

- 208.07± Total Tillable Acres
- Productive Miami County Farmland
- Two Outbuildings, Potential Grain Set Up



**244± ACRES**  
OFFERED IN 4 TRACTS  
Miami County, IN  
8 miles north of Peru  
1 mile north of Denver  
15 miles southeast of Rochester

**Miami Co., IN**

8 miles north of Peru, 1 mile north of Denver, 15 miles southeast of Rochester

**244± ACRES**  
OFFERED IN 4 TRACTS



**FLORENCE GREER REVOCABLE LIVING TRUST**  
**LAND AUCTION**  
WEDNESDAY, July 26 • 6:00 PM (EST)  
held at the Milestone Event Center, Peru, IN

**ONLINE BIDDING AVAILABLE**

- 208.07± Total Tillable Acres
- Productive Miami County Farmland
- Two Outbuildings, Potential Grain Set Up



TRACT 1

TRACT 1

Auction Location



TRACT 2 BUILDINGS



TRACT 2



TRACT 2



TRACT 3 WOODS



TRACT 3



TRACT 3



TRACT 4



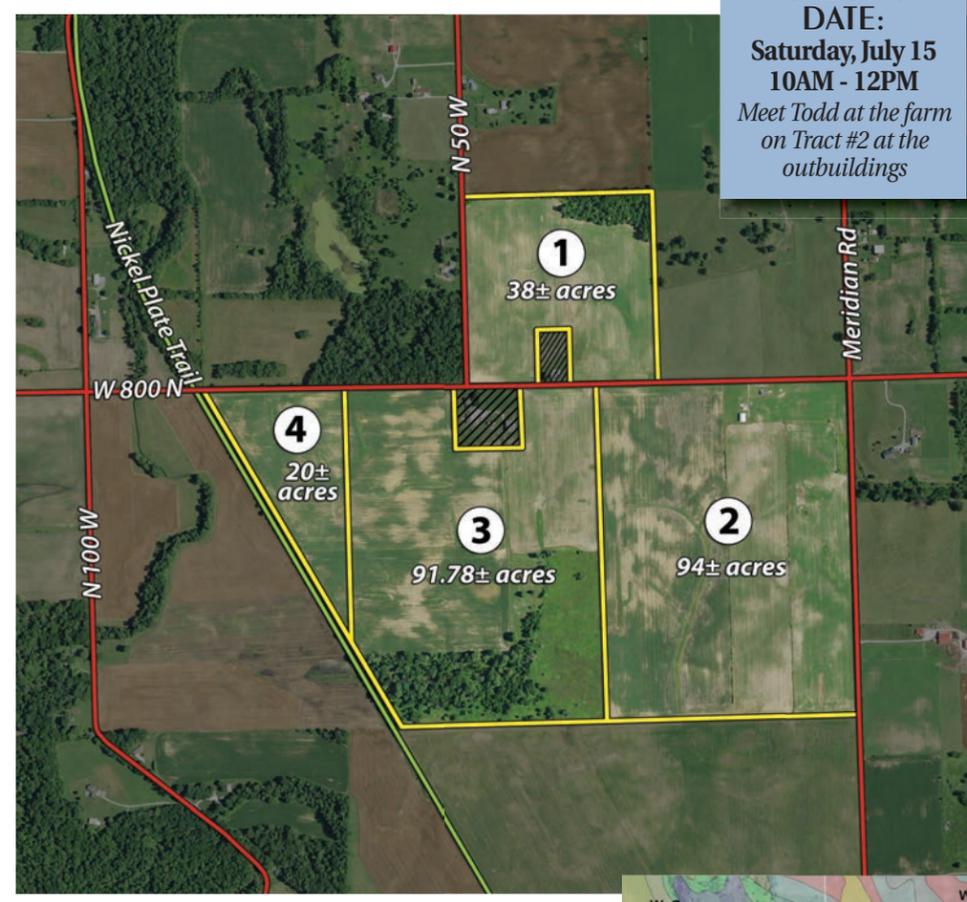
TRACT 4

# 244<sup>±</sup> ACRES

OFFERED IN 4 TRACTS

FLORENCE GREER REVOCABLE LIVING TRUST  
**LAND AUCTION**  
 Wednesday, July 26 • 6:00 PM (EST)  
 held at the Milestone Event Center, Peru, IN

**INSPECTION DATE:**  
 Saturday, July 15  
 10AM - 12PM  
 Meet Todd at the farm  
 on Tract #2 at the  
 outbuildings



### DIRECTIONS TO FARM:

North of Denver, IN on Meridian Rd. approximately 1 mile to farm on west side of road. The farm is situated on the southwest corner of West CR 800 North and Meridian Rd. Tracts 1, 2 & 4 are on the south side of CR 800 North and Tract 3 is situated on the north side of CR 800 North. US31 north 7.5 miles from the intersection of Hoosier Heartland (HWY 24) to CR 800 North, then drive east 3 miles to farm.

### AUCTION LOCATION:

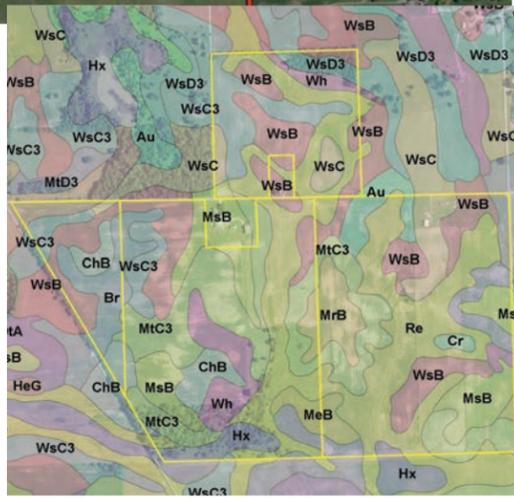
Milestone Event Center, 1458 Liberator Rd. (on Grissom Aeroplex), Peru IN 46970. Turn into the Aeroplex from US 31 by the Air museum which is Hoosier Blvd., Follow Hoosier Blvd. to the next road on your right, Matador. Turn right onto Matador and follow it straight, Milestone Event Center is on your right hand side. Look for the sign saying Milestone on the mount.

**TRACT 1: 38 ± acres** - 37.26 ± tillable acres with 900' of frontage along CR 600S. Predominant soils: Rensselaer Loam, Wawasee Sandy Loam & Wawasee Loam. Current annual taxes are \$910.14 \*includes improvements that have been surveyed out for this auction, future tax statements will be affected.

**TRACT 2: 94 ± acres** - 90.82 ± tillable acres with 1700' of road frontage on CR W 800N & 2300' of road frontage along Meridian Road. Predominant soils: Rensselaer Loam, Wawasee Sandy Loam & Morely Silty Clay Loam. This tract includes a Hog Confinement Building built in 1988 that measures 28'x52' and a Pole Barn built in 1967 that measures 36'x56' with a 12' ceiling. Current annual taxes are \$1476.12.

**TRACT 3: 92.33 ± acres** - 61.43 ± tillable acres with 28.75 ± acres woods & pasture that has 1200' of frontage on CR W 800N. Predominant soils: Morley Silty Clay Loam, Rensselaer Loam & Glynwood Silt Loam. Current annual taxes are \$1411.50.

**TRACT 4: 20 ± acres** - 18.56 ± tillable acres with 900' of road frontage on CR W 800N. Predominant soils: Brockton Loam, Wawasee Sandy Loam & Chelsea Fine Sand soils. Current annual taxes are \$427.32.



SOIL TYPES	
Code	Soil Name
Re	Rensselaer loam
MtC3	Morley silty clay loam
WsB	Wawasee sandy loam
MsB	Glynwood silt loam
WsC3	Wawasee loam
Wh	Washtenaw silt loam
WsC	Wawasee sandy loam
Br	Brookston loam
ChB	Chelsea fine sand
MtD3	Morley silty clay loam
MrB	Morley sandy loam
MeB	Metea loamy fine sand
Hx	Houghton muck
Au	Aubbeenaubee sandy loam
WsD3	Wawasee loam
Sh	Shoals silt loam
So	Sloan silty clay loam
Cr	Crosier loam

**AUCTIONEER'S NOTE:**  
 The house on Tract 1 has been surveyed out which removes 2 acres from the parent 40 acre tract. Auction manager has new survey on file and is available upon request.

**CALL 1-800-451-2709 WITH QUESTIONS**

**OWNER:**  
 FLORENCE GREER REVOCABLE LIVING TRUST,  
 LARRY GREER & STEVE GREER, TRUSTEES

Auction Manager: Todd Freeman  
 765-414-1863 (cell), 765-379-3567 (office)

**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 260-244-7606 • 800-451-2709  
 www.SchraderAuction.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. For information, call Schrader Auction Company.

