

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a total 75± 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 Warranty 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.

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 subject to tenant rights for the 2017 crop.

REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018. Buyer shall assume any taxes thereafter. Seller shall pay the 2017 Clean Water Act fees due in 2018. Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.

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.

Lake County, Indiana



CORPORATE OFFICE:

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Auction Manager: Matt Wiseman

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AC63001504, AU11100128

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SEPTEMBER 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

www.schraderauction.com

800-451-2709

Lake County, Indiana

4± miles southeast of Lowell

- Productive Soils
- Nearly All Tillable
- Well Shaped - One Field
- Chase St. Frontage

75±
acres
Offered in
1 tract

ONLINE BIDDING AVAILABLE
SchraderAuction.com

Tuesday, September 19 • 5:00 pm (Central)

Auction held at the Range Line Presbyterian
Church Hall - Hebron, IN

800-451-2709



Auction Land

Lake County, Indiana

4± miles southeast of Lowell

75± acres

Offered in 1 tract

Tuesday, September 19 • 5:00 pm (Central)

AUCTION LOCATION: Range Line Presbyterian Church Hall, 18095 Clay Street, Hebron, IN 46341. From the Interstate 65 and State Road 2 interchange east of Lowell, travel east on St. Rd. 2 for approximately 1 ¼ miles to Clay St. Turn north (left) on Clay St. and the auction site will be a short distance on your right.

PROPERTY LOCATION: From east of Lowell at the east junction of State Roads 2 and 55, go south on St. Rd. 55 for approximately 2.7 miles to 203rd Avenue. Turn west (right) onto 203rd Avenue and go 1 ½ miles to Chase St. Turn south (left) on Chase St. and go approximately 5/8 mile to the property on the west side of the road.

TRACT INFORMATION:

75± ACRES: Productive soils and nearly all tillable. Well shaped and 1 field. Frontage on Chase St.

Part of Section 7, T32N, R8W (Cedar Creek Twp.)

REAL ESTATE TAXES:

2016 payable 2017: (1 Tax ID #): \$2,146.76

Clean Water Act Fee: \$35.40

FSA INFORMATION:

Farm #3850* • Tract #11538*

Farmland: 79.34 acres

Cropland: 76.13 acres

Corn Base: 47.5 acres, PLC Yield: 147

Soybean Base: 22.5 acres, PLC Yield: 46

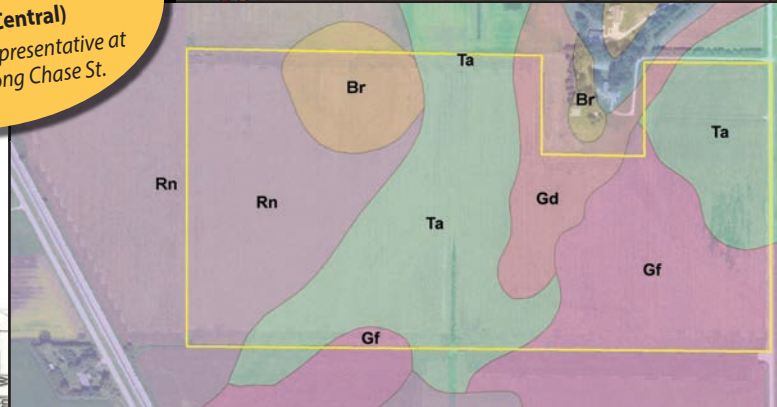
* Includes land that is not part of auction property. Contact auction manager for additional FSA information.

Inspection Date:

Tuesday, August 29

3-5 PM (Central)

Meet a Schrader representative at the property along Chase St.



OWNER: Cheryl Hayden • **AUCTION MANAGER:** Matt Wiseman

866-419-7223 (office) • 219-689-4373 (cell)



Code	Soils	Acres	% of field	Soil Ratings				
				Soy-beans	Corn	Grass Legume Hay	Pasture	Winter Wheat
Ta	Adrian muck, drained, 0-1% slopes	29.45	39.3%	38	145	5	10	58
Rn	Rensselaer loam, sandy substratum	18.45	24.6%	49	175	6	12	70
Gf	Gilford mucky fine sandy loam	15.59	20.8%	33	150	5	10	60
Gd	Gilford fine sandy loam, 0-1%	6.05	8.1%	42	148	5	10	60
Br	Brady fine sandy loam	5.46	7.3%	34	121	4	8	54
Weighted Average				39.7	151.9	5.2	10.3	61.2

SCHRADER
Real Estate and Auction Company, Inc.



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 Co. - 800-451-2709.

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