

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in one individual tract, as a total 97± 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 Sellers' 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 November 3, 2017 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

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.

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.

FSA INFORMATION: The Clinton 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: A new survey will be required. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres.

Expense of new survey will be shared equally between the Seller and the Buyer 50:50.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representa-

tives 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 Sellers 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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.**



LAND AUCTION

97± acres

offered in 1 tract

Clinton County, IN

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

CORPORATE OFFICE:

950 N. Liberty Dr., Columbia City, IN 46725

Auction Manager: Todd Freeman

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

AC63001504, AU10300062

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www.schraderauction.com

800-451-2709

Clinton County, IN

97± acres

offered in 1 tract



ONLINE BIDDING AVAILABLE

- 82.53± total tillable acres
- 14.47± wooded acres
- Productive Clinton County Farmland

LAND AUCTION

Wednesday, September 27 • 6 PM (EST)

Auction held at the Paul Phillippe Resource Center, 401 W Walnut Street, Frankfort, IN 46041

Clinton County, IN

97±
acres
offered in 1 tract

LAND AUCTION

Wednesday, September 27 • 6 PM (EST)

DIRECTIONS TO FARM: From Frankfort Indiana, travel north on State Road 39 one mile, farm is situated on the east side of the road, across from the new Bunnell access road. Watch for auction signs.

- 1 mile North of Frankfort •
- 20 miles South East of Lafayette •
- 40 miles North of Indianapolis •

AUCTION LOCATION: Paul Phillippe Resource Center, 401 W Walnut Street, Frankfort, IN 46041

TRACT INFORMATION:

TRACT 1: 97.00± ACRES – 82.53± tillable acres in Center Township, with 1500' of frontage along SR39.

Predominant soils: Fincastle Silt Loam, Xenia Silt Loam, Camden Variant Silt Loam, Ragsdale Silt Loam, Martinsville Silt Loam with the balance being Treaty & Russell Silt Loams.

Current annual taxes: \$45.08 per acre, George Blinn assessment is \$20.00 annually.

Farm #3619, Tract #3704: PLC corn yield 188 and soybeans 55. Farm has no CRP acres.

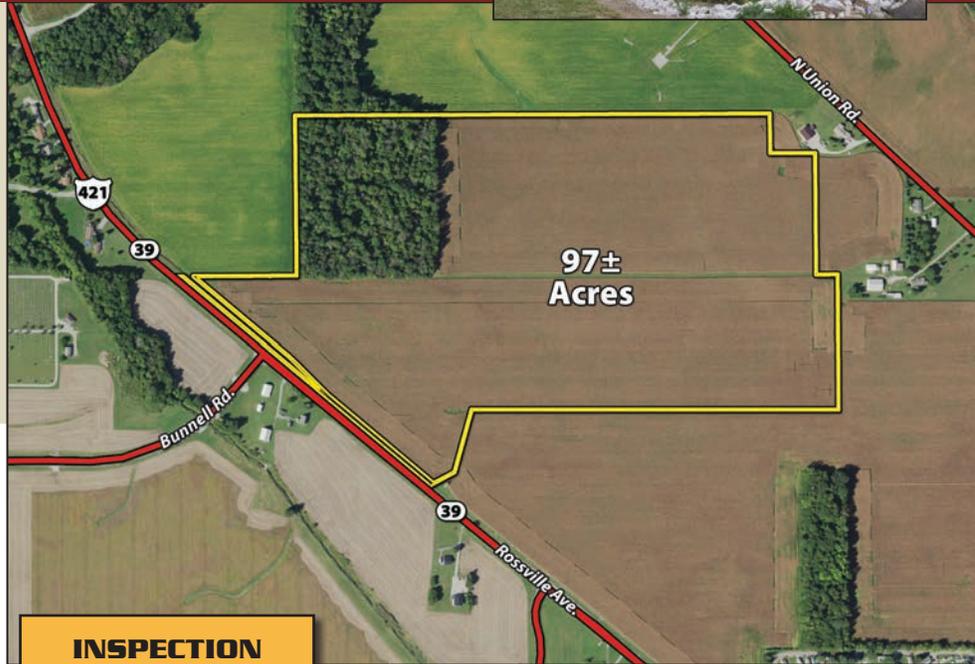
Auctioneer's Note: There will be a new survey completed for acreage and improvements not included in the auction which are located on the east side of the property.



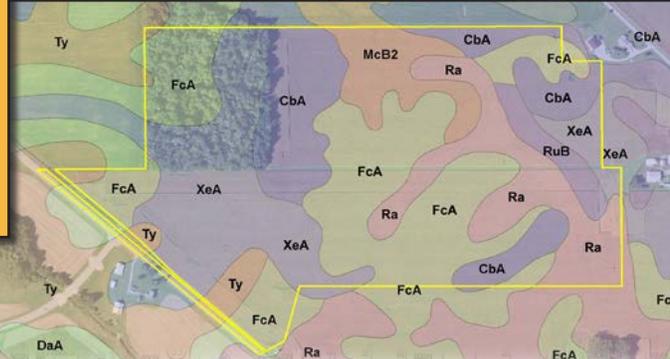
OWNER: Mike, Pam & Chad Hensley

AUCTION MANAGER: Todd Freeman, 765-414-1863 (cell), 765-379-3567 (office)

800-451-2709 • www.schraderauction.com



INSPECTION DATES:
Walking over farm is welcome, please contact Auction Manager before entering.
Call 1-800-451-2709 with questions.



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.

