

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 71± acre unit. There will be open bidding on both tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed, with corporation provisions as applicable, sufficient to convey insurance 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(s), 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 subject to current crop rights.

POSSESSION: At closing subject to current tenant crop rights

REAL ESTATE TAXES: Seller shall pay all 2017 due 2018 taxes. Contact Auction Manager for per tract tax estimates.

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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate.

Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised 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. Walkover inspections are welcome with Auction Manager notification. 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.

FARM PROGRAM INFO: Contact Agent.
AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All in-

formation 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.**



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Auction Managers:
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 Rick Williams, 765-639-2394

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



- Productive Tillable Cropland
- Great Income Producing Property
- Abundant road frontage
- Crosby, Miamian, & Southwest soils
- Great farm to add to your operation!

• Online Bidding Available



EAST CENTRAL INDIANA
 — SOUTHEAST OF MUNCIE —

DELAWARE COUNTY, IN
LAND AUCTION
 TUESDAY, OCTOBER 24TH @ 6PM

AT THE SELMA LIONS CLUB

9901 East Jackson Street, Selma, IN



Walkover Inspections welcome at any time. Call Mark Smithson or Rick Williams for more details.

DELAWARE COUNTY, IN

LAND AUCTION

TUESDAY, OCTOBER 24TH @ 6PM

AT THE SELMA LIONS CLUB

9901 East Jackson Street, Selma, IN

71[±] ACRES OFFERED IN 2 TRACTS

PROPERTY LOCATION:

Directions: From the Muncie Bypass and SR 35 on the south side of Muncie, travel about 5 miles south on SR 35 to CR 650S, then left (east) 1¼ mile to CR 540E, then left (north) ½ mile to CR 600S, then right (east) ¼ mile to property.

Section 16, Perry Twp., Delaware Co., IN.

AUCTION LOCATION:

Selma Lions Club, 9901 East Jackson Street, Selma, IN.

TRACT DESCRIPTIONS:

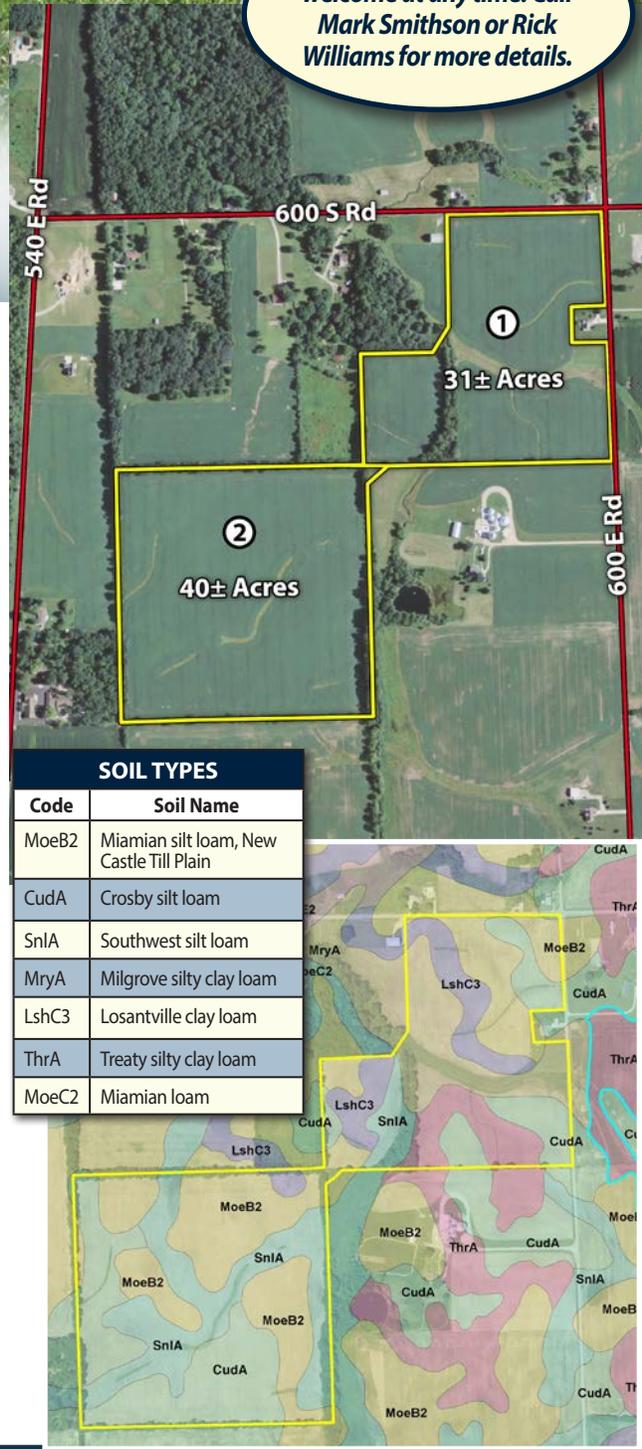
TRACT 1: 31± acres with 27.48 tillable acres per the FSA records. Predominate soils are Millgrove Silty Clay Loam and Crosby Silt Loam. This tract has a good drainage outlet via the Huffman creek. This tract has road frontage on both 600 E. and 600 S.

TRACT 2: 40± acres (swing tract) with 39.98 tillable acres per the FSA records. Crosby Silt Loam, Southwest Silt Loam and Miamian Silt Loam are the primary soil types. This tract must be bid on by adjacent landowner with access or in combination with Tract 1.

NOTE: DISREGARD PREVIOUS LISTING PRICE

SELLERS:
WINDMILLER TRUST

Sale Managers:
Mark Smithson: 765-744-1846
Rick Williams: 765-639-2394



SOIL TYPES	
Code	Soil Name
MoeB2	Miamian silt loam, New Castle Till Plain
CudA	Crosby silt loam
SnIA	Southwest silt loam
MryA	Milgrove silty clay loam
LshC3	Losantville clay loam
ThrA	Treaty silty clay loam
MoeC2	Miamian loam



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**. For information, call Schrader Auction Company.