

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a total 27± acre unit.

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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on

or before 30 days after the auction, 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(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer beginning with taxes due in Spring 2019 and thereafter.

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. Inspection dates 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 by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions, and proposed

boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

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. 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. Combination purchases will receive a perimeter survey only.

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.



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

800-451-2709 / 260-244-7606

Auction Managers:

Ritter Cox – 260-609-3306



December 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					8	9
3	4	5	6	7	14	15
10	11	12	13	21	22	23
17	18	19	20	28	29	30
24	25	26	27			
31						

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REAL ESTATE
Auction

TUESDAY, DECEMBER 5TH @ 6PM

27[±]
acres

REAL ESTATE

Auction

TUESDAY, DECEMBER 5TH @ 6PM

AUCTION LOCATION:

MONROEVILLE PARK PAVILION, 421 MONROE ST
MONROEVILLE, INDIANA

ALLEN COUNTY, IN

27[±]
acres

in 2 parcels, sold as 1 unit

- Excellent Soils
- Divided into 2 parcels
- Haskins, Hoytville and Pewamo soils
- 2018 farming rights



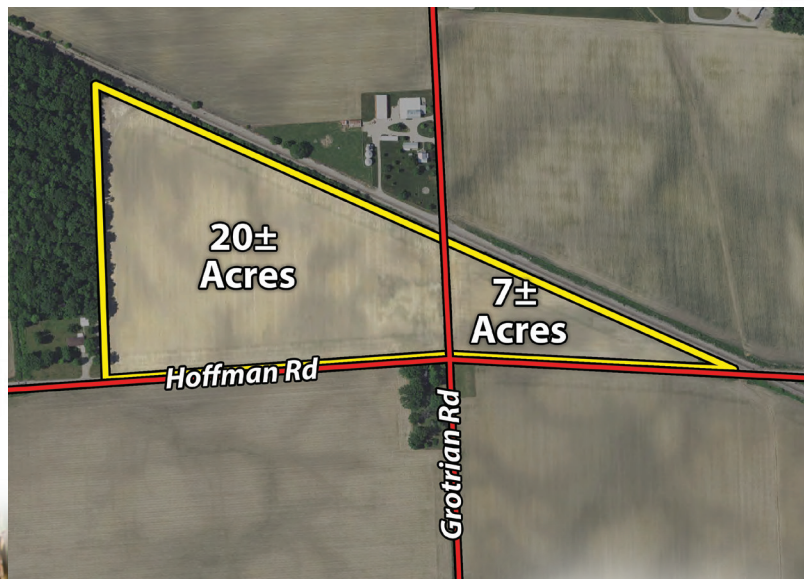
REAL ESTATE Auction

TUESDAY, DECEMBER 5TH @ 6PM

AUCTION LOCATION : Monroeville Park
Pavilion, 421 Monroe Street,
Monroeville, Indiana



PROPERTY DESCRIPTION : 27± acres of level productive farmland. Property is in 2 parcels. One containing 20± acres and the other parcel 7± acres, investigate the possibilities. Soils very productive with 52% Haskins, 16% Hoytville and remaining Pewamo. 2018 Farming Rights. Don't miss your chance to buy quality farm.



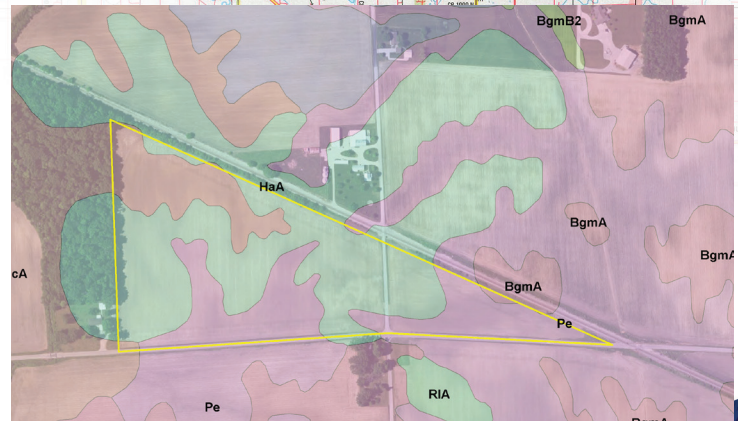
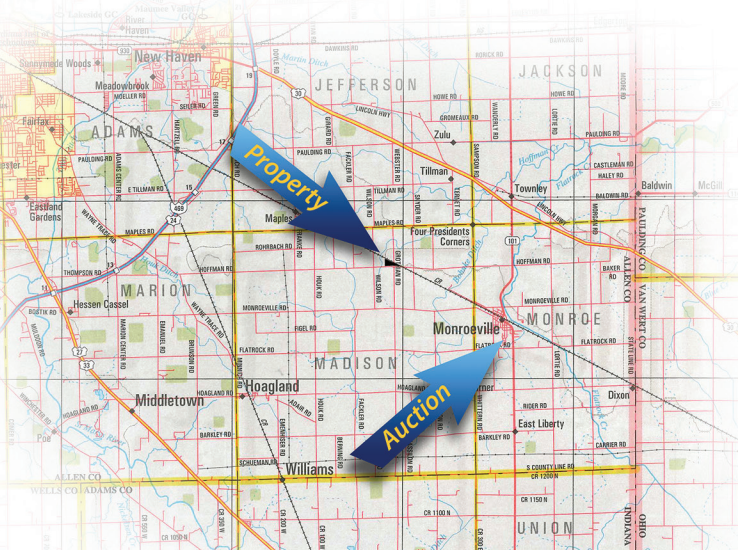
*Walk over
inspections
welcome!*

ALLEN COUNTY, IN

**27±
acres**
in 2 parcels,
sold as 1 unit



PROPERTY LOCATION : From Monroeville, IN travel north on St. Rd. 101 approx. 1-1/2 miles to Hoffman Rd. then west (left) on Hoffman Rd. approx. 3 miles to property on right hand side of road.



Area Symbol: IN003. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Grass legume pasture
HaA	Haskins loam, 0 to 2 percent slopes	16.24	54.5%	20	140	4	9	46	63	
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	8.44	28.3%		157	5		47	64	11
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	4.86	16.3%		167	5		52	72	
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	0.28	0.9%		141	5		45	63	9
Weighted Average				13.4	10.9	149.2	4.5	4.9	47.3	3.2

Owner: Isabella Corville Trust

Sale Manager: Ritter Cox Cell: 260-609-3306

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

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