

Auction Terms & Procedures

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total **122± acre unit**. There will be open bidding on all tracts and combinations, subject to swing tract limitations, during the auction as determined by the Auctioneer.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount of the purchase price. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before **March 2nd, 2018**.

POSSESSION: Possession on all tracts will be delivered at closing. Buyer to receive **2018 CROP RIGHTS!**

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2017 taxes due and payable in 2018 by giving the Buyer a credit at closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are

created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

EASEMENTS & LEASES: 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.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company.

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 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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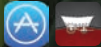
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or 765-969-1697 (cell)

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JANUARY 2018

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			

www.SchraderAuction.com

DSRM #552

122± acres
IN 4 TRACTS *Fayette Co., Jennings Twp.*

The Griffin Farm presents opportunity for the Farmer, Hunter, and potential Rural Home Builder. Come examine all of the possibilities!

The Griffin Farm presents opportunity for the Farmer, Hunter, & potential Rural Home Builder. Come examine the possibilities!
Connersville, TN - Fayette County, Jennings Township - between Connersville & Liberty, IN

FARM LAND
Auction

TUESDAY, JANUARY 30 • 6 PM

122± acres

IN 4 TRACTS FROM 22-43 ACRES

- 107± FSA Crop Acres • PREDOMINANTLY RUSSELL SOILS - 2018 Crop Rights to BUYER
- Mature woods for hunting & recreation • Potential Rural Building Sites
- GREAT LOCATION with good ROAD FRONTAGE • Municipal Water



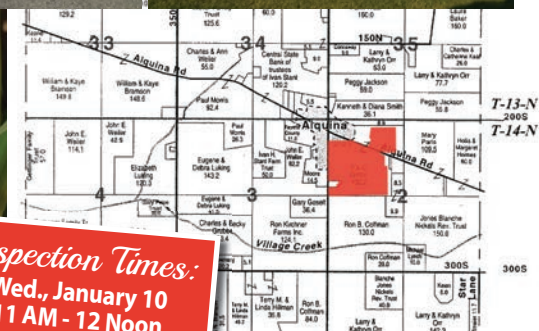
ONLINE BIDDING AVAILABLE

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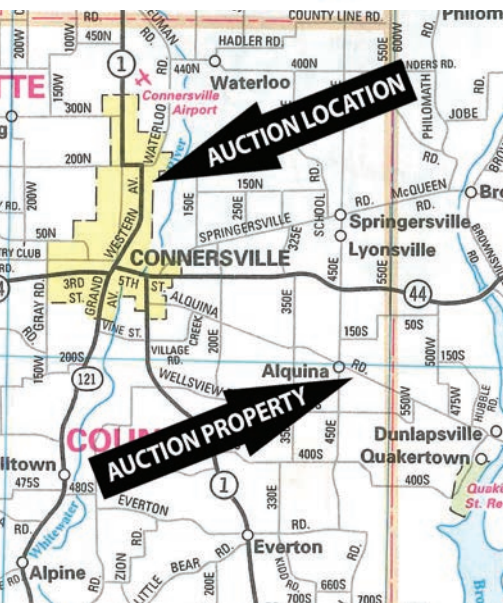


FARM LAND *Auction* 122[±] acres IN 4 TRACTS

TUESDAY, JANUARY 30 • 6 PM



Inspection Times:
Wed., January 10
11 AM - 12 Noon
Wed., January 17
11 AM - 12 Noon
Wed., January 24
11 AM - 12 Noon



PROPERTY LOCATION:

Section 2 of Jennings Twp., Fayette County. Located at the southeast corner of Alquina with frontage on Alquina Rd. and CR 450 E. From Connersville and the junction of SR 1 and SR 44 travel east 4 miles on SR 44 to CR 450 E. Then south 1.5 miles to the Farm. OR 6 miles west of LIBERTY, IN on SR 44 to CR 450 E.

AUCTION SITE:

Fayette County Fairgrounds (Expo Building) located at 2690 N. Park Rd., Connersville, IN 47331. (Behind Dairy Queen.)

TRACT DESCRIPTIONS:

(All Acreages are Approximate)

TRACT 1: 23± ACRES with 21± Acres tillable. 400'± frontage on Alquina Rd. Many potential uses here. Predominantly Russell soils.

TRACT 2: 34± ACRES with 30± tillable acres consisting of Russell and Miami soils. 1,100'± of frontage on Alquina Rd. 3± acres of mature woods located at the southwest corner of this tract.

TRACT 3: 22± ACRES 16.5± acres of tillable land. Municipal water at the road. Examine the possibility of making this your place in the country. 330'± of frontage on CR 450 E.

TRACT 4: 43± ACRES with 38.5± tillable. Nice size field with 330'± frontage on Alquina and 1500'± on CR 450 E. Features about 2± acres of trees and woodland along the south border.

OWNER: Griffin Family Trust, Tony Alan Griffin & Cathianne Griffin, Trustees

For Information Call: Auction Managers:
Andy Walther, 765-969-0401 &
Steve Slonaker, 765-855-2045
email: andy@schraderauction.com

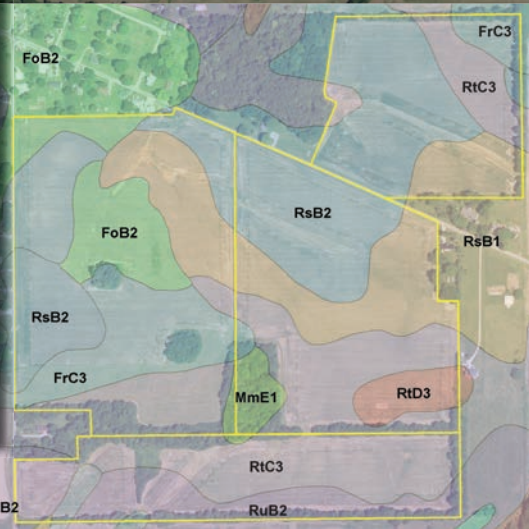


ONLINE BIDDING AVAILABLE -

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 Company at 800-451-2709.

SOIL TYPES

Code	Soil Name
RtC3	Russell soils
RsB2	Russell silt loam
RsB1	Russell silt loam
FrC3	Fox soils, kames
RuB2	Russell & Miami silt loams
FoB2	Fox silt loam
RtD3	Russell soils
MmE1	Miami silt loam
RvC3	Russell & Miami soils
Es	Eel silt loam



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