

TERMS AND CONDITIONS

PROCEDURE: This property will be offered as an individual tract. The property will be sold in the manner resulting in the highest total sale price.

ACCEPTANCE OF BID PRICES: The successful bidder 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 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 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.**

CLOSING: The balance of the purchase price is due at closing, which shall take place within 30 days from delivery of marketable title.

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 purchase price.

POSSESSION: At the buyer's option possession shall be at closing or immediate provided the buyer signs a preclosing access agreement and deposits an additional 10% earnest money (20% total).

REAL ESTATE AND DITCH TAXES: Seller shall pay the 2017 due in 2018. Buyer shall pay the 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 farm is enrolled at the Madison County FSA office in Anderson, IN., which shall make all acreage determinations and eligibility for farming programs.

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: No new survey will be provided as existing legal description will be used to transfer title.

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 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.
STOCK PHOTOGRAPHY: Corn photo is for illustrative purposes only and is not of the auction property.

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Land AUCTION

40 ± acres MADISON COUNTY, INDIANA
OFFERED IN 1 TRACT **2018 CROP RIGHTS!**

MAY						
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		



Land AUCTION

40 ± acres MADISON COUNTY, INDIANA
OFFERED IN 1 TRACT

Tillable Farmland & Woods
Brookston & Crosby Soils

2018 CROP RIGHTS!

WEDNESDAY, MAY 9 • 6PM

Held at the Madison County Farm Bureau 4-H Building in Alexandria, IN

**SCHRADER**
Real Estate and Auction Company, Inc.

**2018
CROP
RIGHTS!**

**40±
acres**
OFFERED IN 1 TRACT

AUCTION LOCATION: Madison County Farm Bureau 4-H Building located off 4th St, immediately east of Beulah Park in Alexandria, IN 46001.

PROPERTY LOCATION: From I-69/SR 332 Interchange, Go west approx. 1 mile to 500 W. Turn left (South) and travel 5 miles to 300 N. Turn right onto 300 N and go 1/2 mile to the property.
From Anderson, Go North on S.R. 9 to 500 N. Turn right (East) and go 5 miles to 500 E. Turn right (South) and go 2 miles to 300 N, turn right and go 1/2 mile to the property.

PROPERTY DESCRIPTION: 40± Acres – approx. 28 tillable cropland acres with the balance being wooded. This land features excellent Brookston Silty Clay loam and Crosby Silt loam soils. This tract has approx. 1,320 feet of frontage on 300 N.

Call Rick Williams for detailed FSA & tax information.

OWNER: Bruce Land

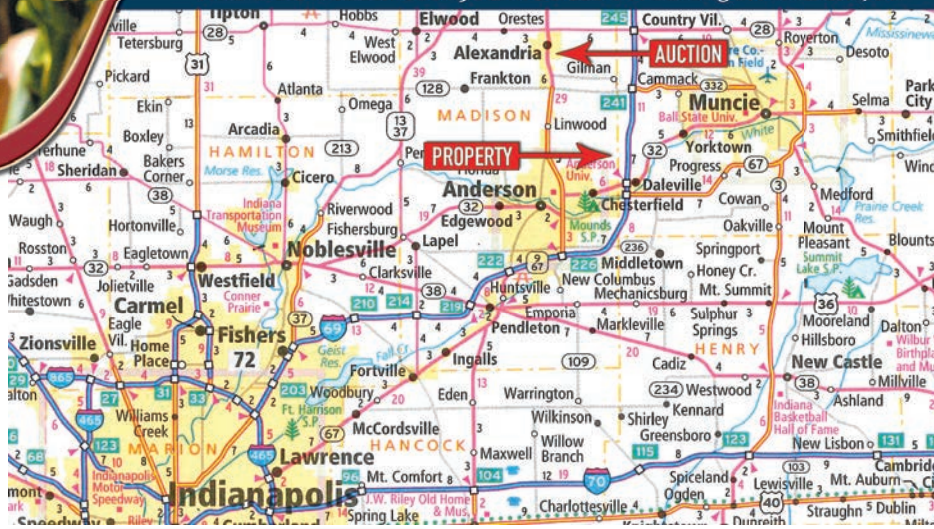


Land AUCTION

MADISON COUNTY, INDIANA

WEDNESDAY, MAY 9 • 6PM

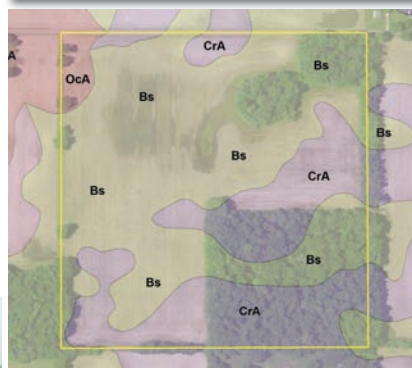
Held at the Madison County Farm Bureau 4-H Building in Alexandria, IN



INSPECTION DATE:

Sunday, April 15 • 1-4 PM

Meet Rick at the Property.



Code	Soil Description	Acres	Percent of field	Corn	Winter wheat	Soybeans	Pasture	Grass legume hay
Bs	Brookston silty clay loam, 0 to 2 percent slopes	25.38	63.4%	173	70	51	12	6
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	13.64	34.1%	154	69	51	10	5
OcA	Ockley silt loam, 0 to 2 percent slopes	0.98	2.4%	134	66	47	9	5
Weighted Average				165.6	69.6	50.9	11.2	5.6

