

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 80± acre unit. Tract 3 must be bid in combination with Tract 2 or adjoining owner. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWNPAYMENT: 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Personal Representative Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction estimated September 15, 2018. The balance of the real estate purchase price is due at closing.

POSSESSION: House, buildings & non-tillable at closing. Cropland upon removal of crop subject to 2018 crop year lease only. Possession of rental apartment(s) at closing subject to existing lease(s).

REAL ESTATE TAXES: Buyer to pay installment due and payable beginning May 2019. Taxes estimated at \$3,118.50. Seller to pay taxes payable 2018.

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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #4769. See agent.

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.

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 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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AUGUST 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			8	9	10	11
5	6	7	15	16	17	18
12	13	14	22	23	24	25
19	20	21	29	30	31	
26	27	28				

♦ REAL ESTATE ♦
AUCTION

WEDNESDAY, AUGUST 8TH @ 6PM
 at the Grove Event Center in Coatesville, IN

♦ REAL ESTATE ♦
AUCTION

CROPLAND • HORSE BARN • 2 HOMES

WEDNESDAY, AUGUST 8TH @ 6PM
 at the Grove Event Center in Coatesville, IN



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CENTRAL INDIANA
 PUTNAM COUNTY

near Heritage Lake



Tract 2

80±

ACRES
 3 TRACTS



Tract 2



ONLINE BIDDING AVAILABLE

80 ±
ACRES
3 TRACTS

AUCTION LOCATION:
The Grove Event Center on Hwy. 36 at
Co. Rd. 775E. Address: 7420 East US
Hwy. 36, Coatesville (Groveland), IN.



PROPERTY LOCATION:
From Bainbridge east on Hwy. 36 about 4 mi.
to Co. Rd. 775E at Groveland, then south
1 mi. to Co. Rd. 600N then west ½ mi. to
property on the south side of the road. Ad-
dress: 6638 East Co. Rd. 600N, Bainbridge.
Signs say turn south for Heritage Lake.

★ REAL ESTATE ★
AUCTION

WEDNESDAY, AUGUST 8TH @ 6PM
at the Grove Event Center in Coatesville, IN

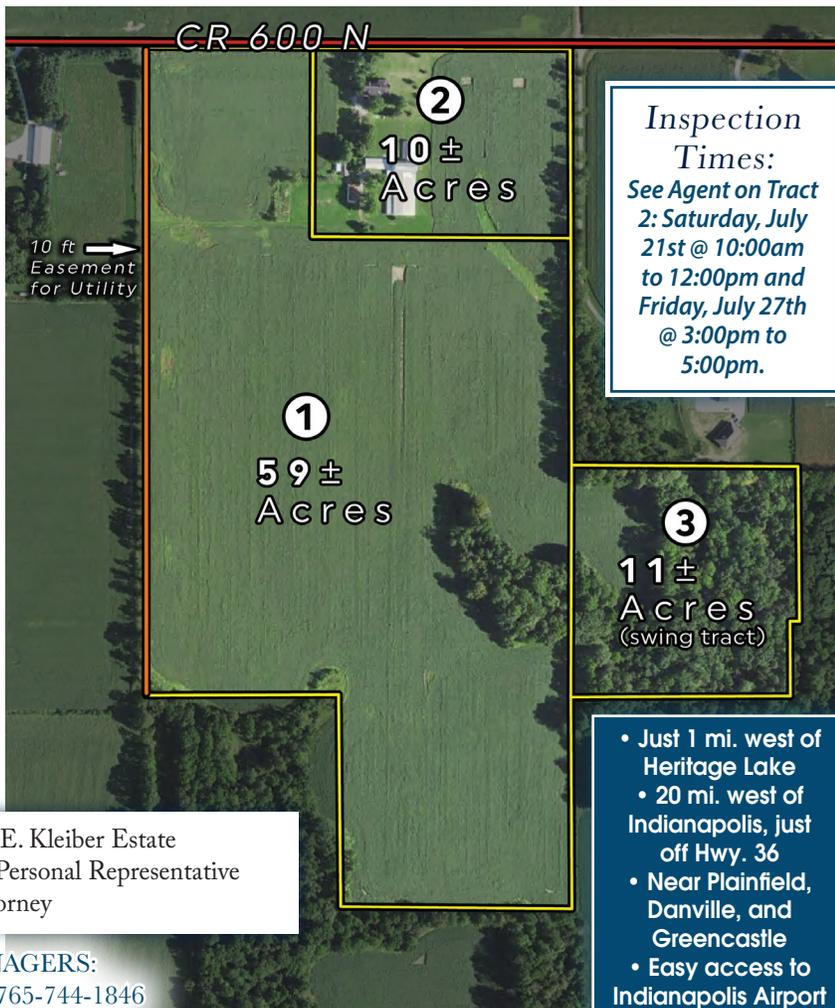
- HIGH QUALITY CROPLAND (TRACT 1)
- HORSE OPERATION (TRACT 2)
- GREAT WOODED RECREATIONAL AREA (TRACT 3)
- SOMETHING FOR EVERYBODY WITH GREAT LOCATION
- NEAR HERITAGE LAKE
- GOOD FRONTAGE

TRACT DESCRIPTIONS

Tract 1: 59± acres with about 55± acres cropland. About 4 acres woodland. Approx. 460± ft. of frontage on Co. Rd. 600N. One field with good Reesville and Xenia soils.

Tract 2: 10± acres with large 2 story home converted to 6 apartments. Separate electric meters. Commercial State Approved Septic Plans available. Separate modular house, 24 stall horse barns, indoor riding arena. 4+ acres cropland and several paddocks. About 800± ft. of frontage.

Tract 3: 11± acres (Swing Tract) with about 9± acres woodland and 2± acres cropland. This tract is a great recreational tract and must be purchased with Tract 2 or by an adjoining owner with access.



Inspection Times:
See Agent on Tract 2: Saturday, July 21st @ 10:00am to 12:00pm and Friday, July 27th @ 3:00pm to 5:00pm.

- Just 1 mi. west of Heritage Lake
- 20 mi. west of Indianapolis, just off Hwy. 36
- Near Plainfield, Danville, and Greencastle
- Easy access to Indianapolis Airport and between I-70 and I-74

Owner: Virginia E. Kleiber Estate
Charles Kleiber, Personal Representative
Jeff Boggess, Attorney

AUCTION MANAGERS:
Mark Smithson - 765-744-1846
Steve Slonaker - 877-747-0212

ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schrader-auction.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.

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