

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 158± acre unit. 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.

**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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 Personal Representative Deed(s).

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

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2018 due 2019 taxes. Buyer will assume and pay all taxes due May 2020 and thereafter. 2017/18 taxes were approx. \$4,807.00 plus \$158.40 ditch taxes.

**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 have 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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions 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.

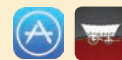
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**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.**

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

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AC63001504, AU10100108

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	SUN	MON	TUE	WED	THU	FRI	SAT
OCTOBER 2018		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			

**800-451-2709**  
**www.SchraderAuction.com**

**DELAWARE TWP. • DELAWARE CO., IN**

About 6 miles northeast of Muncie • Just 4 miles east of SR 67

**158± in 3 tracts**  
**ACRES**

Quality Farmland with good frontage

Extensive tile installed

Available for 2019 Crop Rights

Beautiful Country Homesite

Great Income Producing Farm

**land AUCTION**

**WEDNESDAY, OCTOBER 10 • 6PM**



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ONLINE BIDDING AVAILABLE



# land AUCTION 158<sup>±</sup> in 3 tracts ACRES

WEDNESDAY, OCTOBER 10 • 6PM

DELAWARE TWP., DELAWARE CO., IN

**INSPECTION DATE:**  
Thursday, September 27 • 3-5pm  
or call Auction Manager for Private Inspection!

**PROPERTY LOCATION:** From Muncie: From the intersection of SR 67 and the Muncie Bypass on the NE side of Muncie, turn north on SR 67 and immediately turn east (right) on CR 350 North. Travel about 4 miles to the property.

**AUCTION LOCATION:** Delaware County Fairgrounds - Heartland Hall Building, 1210 N. Wheeling Ave., Muncie, IN. (Between downtown Muncie and McGalliard Rd. along Wheeling Ave.)

## TRACT DESCRIPTIONS:

Section 27, Township 13 N, Range 12 E

**TRACT 1: 122<sup>±</sup> ACRES.** Nice size tract with about 114 acres tillable and approximately 5 acres wooded. Excellent soils, mostly Pewamo, Glynwood and Blount. Extensive drainage tile installed. Good frontage on CR 350 North.

**TRACT 2: 31<sup>±</sup> ACRES.** All tillable tract with good soils. Perfect to combine with Tract 1 for a larger holding or combine with Tract 3 for an estate-size property.

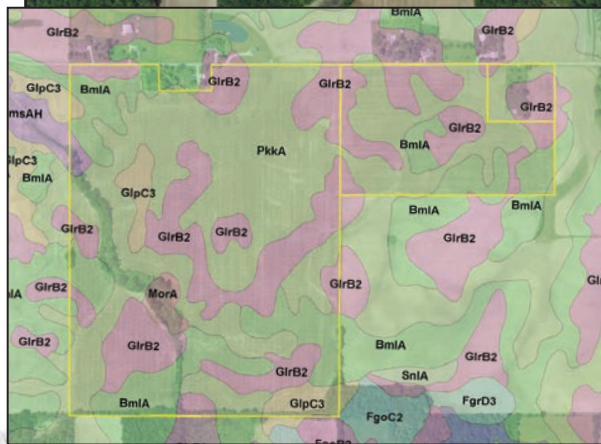
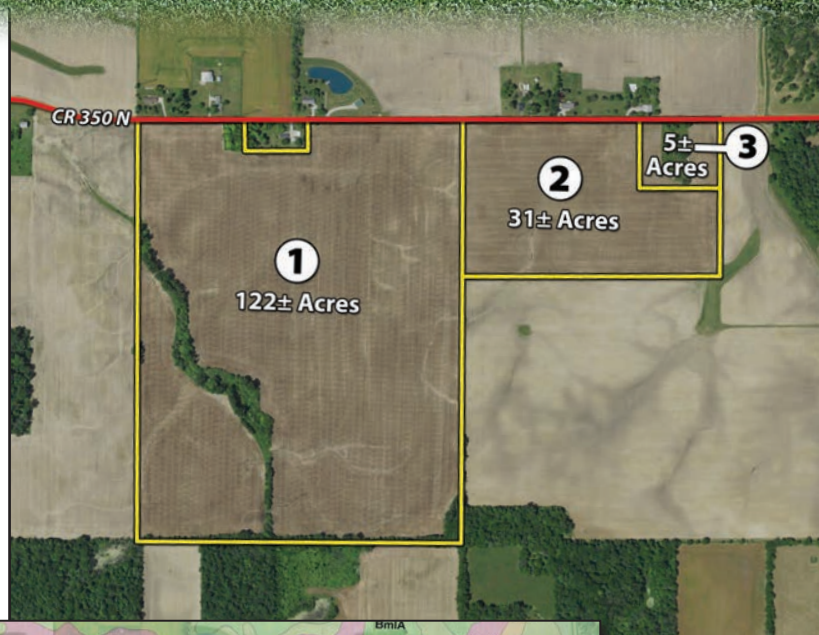
**TRACT 3: 5<sup>±</sup> ACRES.** Beautiful location for your home in the country. Consider the possibilities! Frontage along CR 350 North.

**SELLERS:** Minor Family Estate, William Minor, Pers. Rep., William Lutz, Attorney

**AUCTION MANAGER:** Mark Smithson, 765-744-1846

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TRACT 1



## SOIL MAP

Soil Code	Soil Description
PkKA	Pewamo silty clay loam
GlrB2	Glynwood silt loam
BmlA	Blount-Del Rey silt loams
GlpC3	Glynwood clay loam
MorA	Milford mucky silty clay
SmsAH	Sloan silt loam

About 6 miles northeast of Muncie • Just 4 miles east of SR 67



## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

TRACT 3

**SCHRADER**  
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