

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 196± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

**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 Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2021 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 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.**

**STOCK PHOTOGRAPHY:** Some photos are for illustrative purposes only and were not taken on the auction property.

real estate

Pulaski County, Indiana

Auction



CORPORATE HEADQUARTERS:  
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AUCTION MANAGER:  
Arden Schrader, 260-229-2442

AC63001504, AU01050022

Monday,  
February 24  
6:00 EST  
(5:00 CST)

800-451-2709 • www.SchraderAuction.com

Pulaski County, Indiana

real estate

Auction

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196±

4 Tracts

Acre

Call or Visit Website for More Information  
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SCHRADER  
Real Estate and Auction Company, Inc.

Pulaski County, Indiana

real estate

# Auction

**Monday,  
February 24  
6:00 EST  
(5:00 CST)**

**196±  
Acres**  
**4 Tracts**

**PROPERTY LOCATION:**

From the intersection of SR 10 & SR 39 South in North Judson, IN take SR 39 South 3-1/2 miles to CR 750N, take CR 750N West 2-1/2 miles to CR 1150W then approximately 1 mile south to the property.

**AUCTION LOCATION:**

Grand Central Station, 301 Lane St., North Judson, IN.

**Productive Mostly Tillable Acres**

**TRACT DESCRIPTIONS:**

**TRACT #1: 120± IRRIGATED ACRES** with frontage on CR 1150W and CR 1100W. Maumee, Newton-Morocco, Brems-Morocco loamy find sand soils. 116± tillable acres, Lockwood 8 tower center pivot.

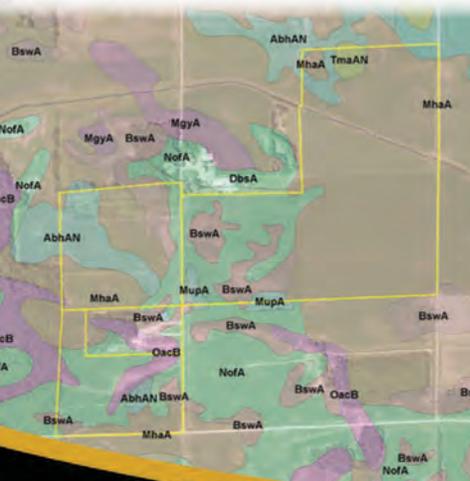
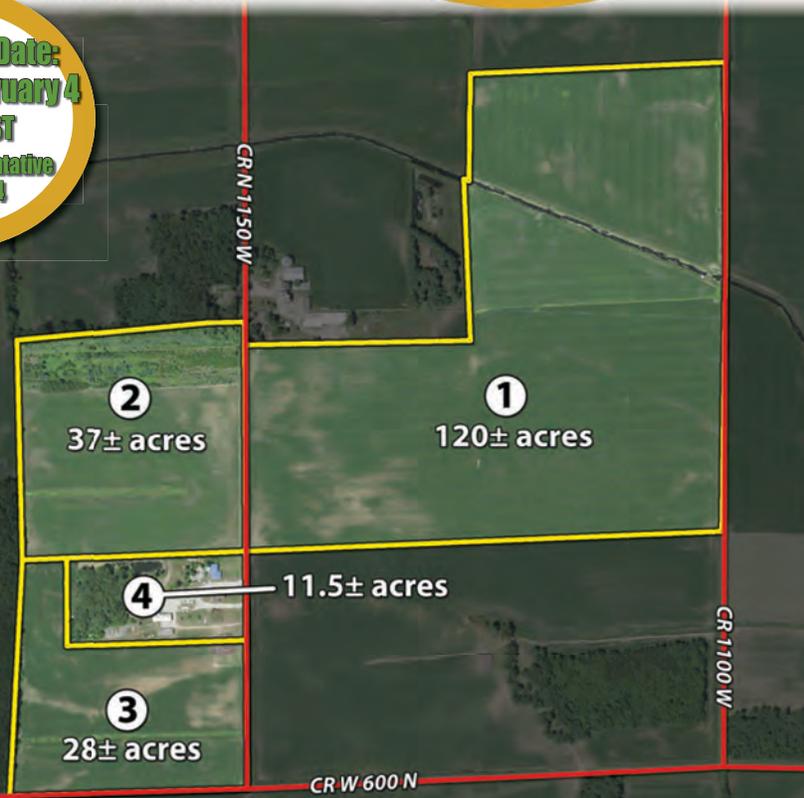
**TRACT #2: 37± IRRIGATED ACRES** with frontage on CR 1150W. Maumee, Newton-Morocco, Brems-Morocco loamy fine sand, Adrian Muck soils. 33± tillable acres, Lockwood 7 tower center pivot.

**TRACT #3: 28± IRRIGATEABLE ACRES** with frontage on CR 1150W and CR 600N. Maumee, Brems-Morocco, Oakville-Denham said soils. 27± tillable acres.

**TRACT #4: 11.5± ACRES** with frontage on CR 1150W. This tract has several outbuildings including a pole barn, dry fertilizer storage building, former mint building.

**The mint equipment and NH3 storage tank are not included with this tract.**

**Inspection Date:  
Tuesday, February 4  
1-3pm EST  
Meet a Representative  
on Tract #4**



SOIL MAP	
CODE	SOIL DESCRIPTION
MhaA	Maumee loamy fine sand, 0-1% slopes
NofA	Newton-Morocco loamy fine sands, 0-1% slopes
BswA	Brems-Morocco loamy fine sands, 0-1% slopes
AbhAN	Adrian muck, drained, 0-1% slopes
OacB	Oakville-Denham fine sands, 1-5% slopes
TmaAn	Toto muck, drained, 0-1% slopes
MupA	Morocco loamy fine sand, 0-2% slopes
MfrAN	Madaus muck, drained, 0-1% slopes

**Owner: Joe & Ruth Ann Smolek, Jr.**



**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.

**Auction Manager: Arden Schrader, 260-229-2442**

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