

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a single 33 acre unit. There will be open bidding on all tracts and combination during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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, cashiers 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.

TAXES: Seller shall pay all 2019 due 2020 taxes. Buyer will assume and pay all taxes due May 2021 and thereafter. Taxes estimated at \$28 per acre.

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.

DEED: Warranty Deed

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

CLOSING: Closing shall take place estimated to be on or before April 11th.

POSSESSION: At closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after 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. Buyer(s) and Seller will share survey expense 50:50. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: See Agent.

EASEMENTS: The 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 im-

plied, 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 decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



950 N. Liberty Drive
Columbia City, IN 46725

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Auction Manager
Mark Smithson: 765-744-1846

#AC63001504, AU10100108

MARCH 2020

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				

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EAST CENTRAL INDIANA - HENRY COUNTY - 2020 CROP RIGHTS

LAND AUCTION

WEDNESDAY, MARCH 11TH @ 6PM

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1 TRACT **33[±]** ACRES

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- ABOUT 10 MILES NW OF NEW CASTLE
- JUST 2 MILES NORTH OF US 36
- GOOD INCOME PRODUCING FARM
- AVAILABLE FOR 2020 CROP YEAR

EAST CENTRAL INDIANA - HENRY COUNTY - 2020 CROP RIGHTS

LAND AUCTION 1 TRACT 33[±] ACRES

WEDNESDAY, MARCH 11TH @ 6PM

Section 10, Township 18 N, Range 9 E, Fall Creek Twp., Henry County, IN

- ABOUT 10 MILES NW OF NEW CASTLE • JUST 2 MILES NORTH OF US 36
- GOOD INCOME PRODUCING FARM • AVAILABLE FOR 2020 CROP YEAR

PROPERTY LOCATION:

From SR 3/US 36 intersection: From the intersection of SR 3 and US 36 just east of Mt. Summit (about 4½ miles north of New Castle), travel west on SR 3 about 5½ miles to CR 525W, turn right (north) for approximately 2 miles to farm on the left (west).

Farm is next to old RR in Honey Creek.

AUCTION LOCATION:

Prairie Township Community Room, 104 W. Main St., Mt. Summit

From New Castle: From the north side of New Castle travel north 4½ miles to US 36, then west ½ mile to auction site.

TRACT DESCRIPTION:

33[±] acres: About 20[±] acres tillable. Balance in stream and woods. Older, approximately 10,000-bushel grain bin onsite. Crosby, Miami, Celina and Genesee soils. Access via easement from CR 525W or from Spruce Street access road.



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



INSPECTION DATE: FEBRUARY 22ND, FROM 9AM TO 11 AM

FARM PROGRAM INFO: CONTACT AUCTION MANAGER FOR CROP BASE INFORMATION.

AUCTION MANAGER: Mark Smithson
765-744-1846 - mark@schraderauction.com

OWNERS: Jeff and Susan Sanders

SCHRADER
Real Estate and Auction Company, Inc.

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www.SchraderAuction.com

CALL OR VISIT OUR WEBSITE FOR
BROCHURE & MORE PICTURES!