AUCTION TERMS AND CONDITIONS will be required to enter into a purchase agreement this auction. Buyer(s) and Seller will share survey plied, concerning the property is made by the seller **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. EVIDENCE OF TITLE: Sellers shall provide an EASEMENTS: The sale of the property is subject to contained in this brochure is subject to verification on the day of the auction with the balance in cash purchase price. at closing. The down payment may be made in **CLOSING:** Closing shall take place estimated to be the mineral rights owned by the Seller. the form of cash, cashiers check, personal check or on or before April 11th. corporate check. Your bidding is not conditional POSSESSION: At closing. upon financing, so be sure you have arranged DITCH ASSESSMENTS: Buyer shall pay all ditch of the seller. financing, if needed and are capable of paying cash assessments due after 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)

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

DOWN PAYMENT: Real Estate 10% down payment owner's title insurance policy in the amount of the any and all easements of record.

been estimated based on current legal descriptions. related materials are subject to the Terms and Con- is final. SURVEY: A new survey will be made where there ditions outlined in the Purchase Agreement. The ANY ANNOUNCEMENTS MADE THE DAY OF THE is no existing legal description or where new property is being sold on "AS IS, WHERE IS" basis, and SALE TAKE PRECEDENCE OVER PRINTED MATERIAL

expense 50:50. Closing prices will be adjusted to or the auction company. Each potential bidder is reflect any differences between advertised and responsible for conducting his or her own indepensurveyed acreage's.

FSA INFORMATION: See Agent.

ny, Inc. and its representatives are exclusive agents discretion of the Auctioneer. The Sellers and Selling

DISCLAIMER AND ABSENCE OF WARRANTIES: bidding if there is any question as the person's cre-ACREAGE: All boundaries are approximate and have All information contained in this brochure and all dentials, fitness, etc. All decision of the Auctioneer boundaries are created by the tract divisions in no warranty or representation, either express or im- OR ANY OTHER ORAL STATEMENTS MADE.

dent inspections, investigations, inquiries, and due diligence concerning the property. The information by all parties relying on it. No liability for its accu-MINERAL RIGHTS: The sale shall include 100% of racy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction AGENCY: Schrader Real Estate and Auction Compa- and increments of bidding are at the direction and Agents reserve the right to preclude any person from

950 N. Liberty Drive Columbia City, IN 46725

at closing.

260-244-7606 • 800-451-2709

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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800-451-2709 www.SchraderAuction.com EAST CENTRAL INDIANA - HENRY COUNTY - 2020 CROP RIGHTS LAND AUCTION WEDNESDAY, MARCH 11TH @ 6PM

EAST CENTRAL INDIANA - HENRY COUNTY - 2020 GROP RIGHTS

LAND AUCTIO WEDNESDAY, MARCH 11TH @

ABOUT 10 MILES NW OF NEW CASTLE

• JUST 2 MILES NORTH OF US 36

GOOD INCOME PRODUCING FARM

AVAILABLE FOR 2020 CROP YEAR

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EAST CENTRAL INDIANA - HENRY COUNTY - 2020 CROP RIGHTS

LAND AUCTION 1 TRACT 3

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.

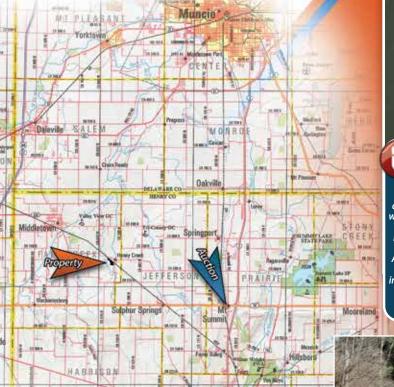
AUCTION LOCATION:

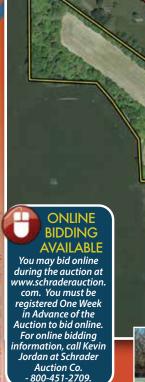
Prairie Township Community Room, 104 W. Main St., Mt. Summit

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.







W Church St

ACRES

W CR 700 N

Easement

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

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

A U C T I O N M A N A G E R : *Mark Smithson* 765-744-1846 - mark@schraderauction.com

O W N E R S: Jeff and Susan Sanders



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