

JASPER COUNTY
Wheatfield,
TN

**141.5±
acres**

OFFERED IN 5 TRACTS



- 18.5± Acre Modern Country Estate with Indoor Pool, Pond and Beautiful Wooded Setting
- Excellent Tillable Farmland



Auction

SATURDAY, OCTOBER 18 • 10:30 AM CENTRAL
held at Wheatfield Lanes, 50 W. Westgate Dr., Wheatfield, IN

SCHRADER 800-451-2709 | www.SchraderAuction.com
Real Estate and Auction Company, Inc.

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950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 1-800-451-2709

AUCTION MANAGERS:
Matt Wiseman
866-419-7223 office, 219-689-4373 cell
Ritter Cox
260-609-3306 cell
AC63001504, AU01005815, AU08600254



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OCTOBER 2014

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ONLINE BIDDING AVAILABLE

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10:30 AM CENTRAL
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**141.5±
acres**



JASPER CO.

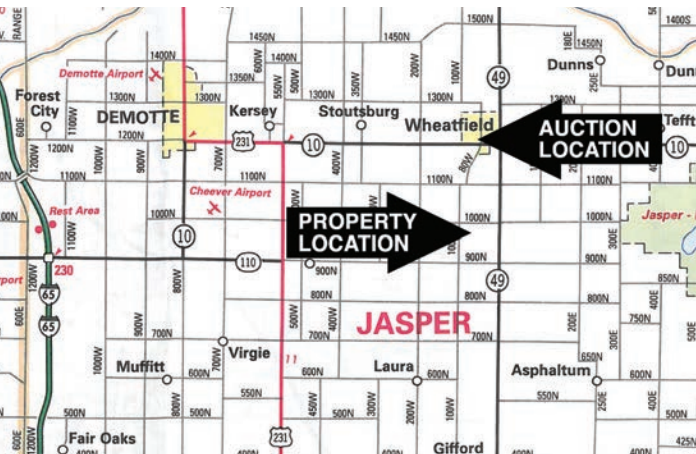
Wheatfield,
IN

Auction

10:30 AM
CENTRAL
SATURDAY, OCTOBER 18

PROPERTY LOCATION: To Tract 4 at west side of farm, 9775 N. 100 W. Wheatfield, IN 46392. From the intersection of SR 49 & SR 10 in Wheatfield, IN, travel west ½ mi. on SR 10 to CR 50 W (Bierma St.) then turn south (left) onto CR 50 W (CR 50 W turns into CR 80 W) & travel approximately 1 mi. to CR 1100 N. Then turn west (right) onto CR 1100 N & go approximately 1/10 mi. to CR 100 W. Then turn south (left) onto CR 100 W & travel approximately 1¼ mi. to Tract 4 on the east side of road. OR to the east side of farm & Tract 1, from the intersection of SR 49 & SR 10, travel south on SR 49, 2 mi. to CR 1000 N. Property is at the southwest corner of SR 49 & CR 1000 N.

AUCTION LOCATION: Wheatfield Lanes, 50 W. Westgate Dr., Wheatfield, IN. From the intersection of SR 49 & SR 10 in Wheatfield, travel west ½ mi. on SR 10 to Bierma St. Turn North (right) onto Bierma St., travel approx. 250 ft. to Westgate Dr. Turn west (left) onto Westgate Dr. Auction site is immediately on your right.



OWNERS:
ALICE & DAVE JONES

AUCTION MANAGERS:

Ritter Cox
260-609-3306 (cell)
Matt Wiseman
866-419-7223 (office)
219-689-4373 (cell)



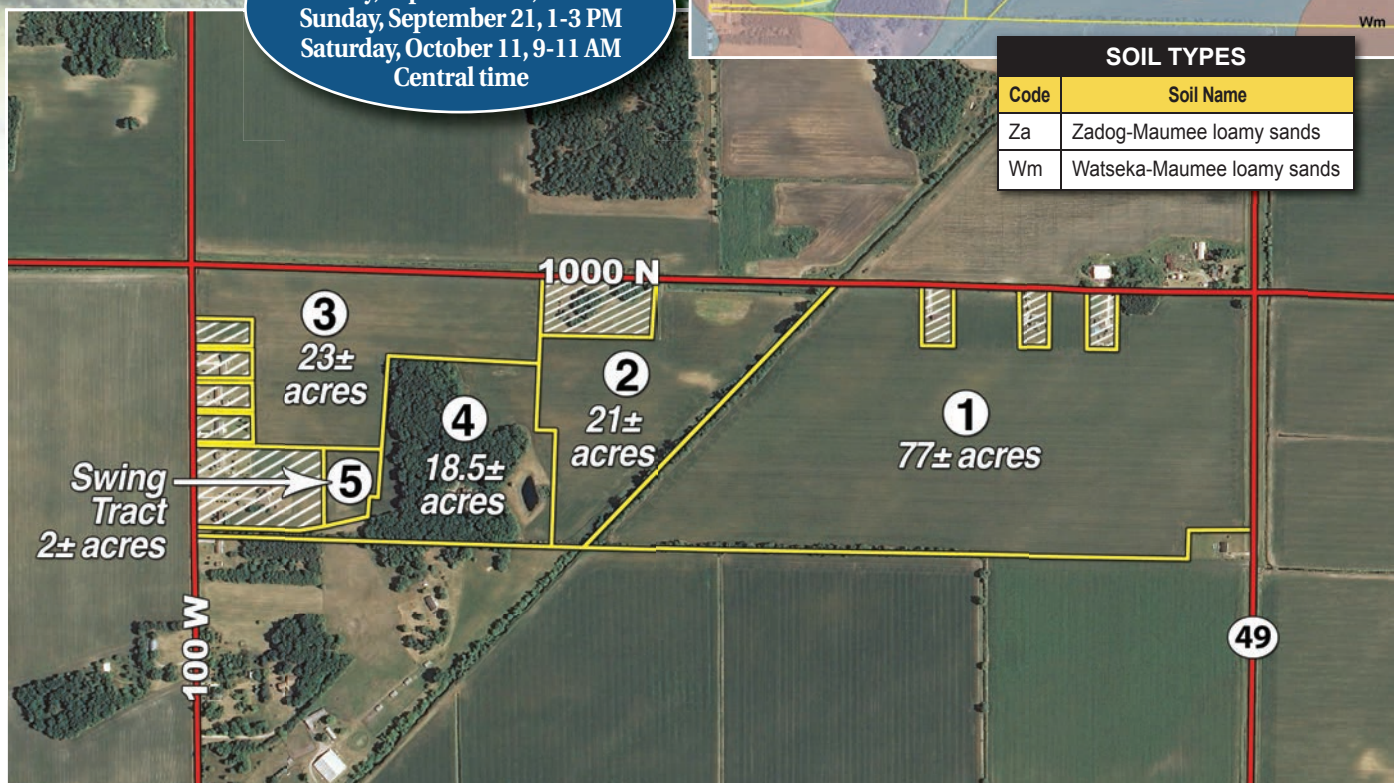
**ONLINE BIDDING
AVAILABLE**

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.

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Inspection Dates:

Sunday, September 14, 1-3- PM
Sunday, September 21, 1-3 PM
Saturday, October 11, 9-11 AM
Central time



TRACT 1: 77± Acres - Excellent level productive tillable land. This tract offers 73.3 tillable acres per FSA. Frontage on SR 49 & CR 1000N. Very high percentage of Zadog/ Maumee & Watseka/ Maumee soils.

TRACT 2: 21± Acres - Mostly all tillable tract. Access via CR 1000N. Investigate possibilities on this tract.

TRACT 3: 23± Acres - Excellent level productive tillable land. Mostly all tillable. Frontage on CR 1000N & CR 100W. Excellent Zadog/ Maumee soils. Look to combine with Tract 2 for approximately 42± acre tillable field.

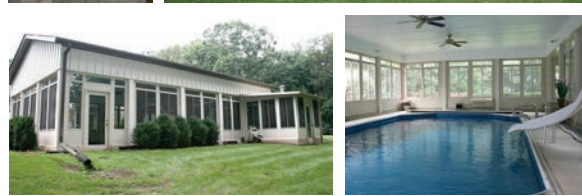
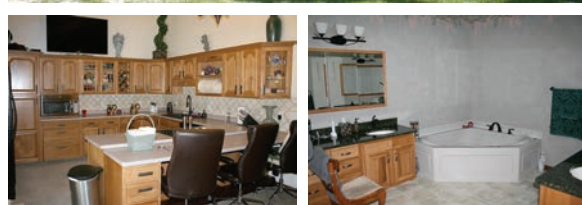
TRACT 4: 18.5± Acres - Immaculate modern country estate. This tract offers a private setting due to the abundance of surrounding wooded land. With one step into the foyer, you will feel the quality of this home's ambiance. With an open floor plan, this first floor offers cathedral ceilings, 23'x17' large family/living room with modern

13'x14' kitchen with abundance of hickory cabinets, bar, accented with modern appliances, 12'x14' formal dining room, large 15'x20.5' master bedroom with 170 sq. ft. master bath with privacy room, whirlpool tub, ceramic flooring, two vanities, walk-in shower and large 5'x11' walk-in closet. Main floor also has half bath, 6'x6' laundry room also with a 3 car garage. Walk-out bottom floor includes 21'x13' family room with fieldstone fireplace with insert, 12.5'x14' possible bedroom, 6.5'x15' bathroom with walk-in shower, 15'x14' area used for personal office, 14'x7' mechanical room with Genesis Climate Master Geothermal furnace with air. The furnace also has the ultraviolet light option. There are 2 water heaters. The property has a Rid Rust unit for complete yard irrigation system. Also in the home, ADT Security equipment. Explore your own possibilities to use this bottom floor. Walk across the rear deck a few steps to an indoor 16'x32'x8½' deep heated pool.

Pool is enclosed in a 26'x45' Morton building with windows and screens and 10'x11' mechanical room. Excellent for recreation or therapeutic needs. Beside the enclosure, enjoy a 13'x13' Gazebo or walk down gently rolling terrain to your own pond with secluded grass private area. Construction of home offers 2"x6" walls in pristine craftsmanship, also includes 30'x20' detached garage building, also a complete Generac Energy Power Generator. Don't miss your chance to bid your price at auction.

TRACT 5: 2± Acres - "Swing" tract, all tillable must be bid on by adjoining landowner or in a combination bid with Tract 3 or Tract 4. Investigate to combine with Tract 4 for more open land or combine with Tract 3 for more tillable land.

TAXES: 2013 pay 2014 Tracts 1, 2, 3 & 5 \$1,505.38 (5 tax I.D. #s) Includes tax on .7± acres being sold with Tract 4. 2013 pay 2014 Tract 4 \$1,693.56 (2 tax I.D. #s, mortgage, homestead & supplemental deductions on house tax I.D.) Does not include tax on .7± acres of vacant land included in above taxes.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 141.5± 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 complete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. However, the down payment shall be \$20,000 for Tract 4 if it sells separately. 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.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before November 17, 2014 or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of the farmland is at closing subject to the tenant's rights for the 2014 growing crop. Possession of the home and buildings is 30 days after closing.

REAL ESTATE TAXES: Seller will pay the 2014 real estate taxes due and payable in 2015. Buyer(s) will pay the 2015 real estate taxes due and payable in 2016 and any ditch tax due in 2015 and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos and/or Jasper County Assessor's property record cards.

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 or where Seller otherwise determines a survey is appropriate. 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. If Seller determines a survey is needed, combination purchases will receive a perimeter survey only. If a new survey is provided, the purchase price shall be adjusted proportionately to reflect the difference, if any, between the estimated acres shown in the printed auction brochure and the gross acres shown in the survey except with respect to Tract 4 or any combination which includes Tract 4. Further, the purchase price of Tract 5 shall not be adjusted if sold separately or if sold in any combination which includes Tract 4.

PLANNING APPROVAL: The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricultural purposes, and any construction on the property may require county approval.

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.

EASEMENTS: Subject to any and all existing easements.

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 assumed 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.**