

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total 130+/- acre unit. There will be open bidding on all tracts, subject to the swing tract limitations, and combinations during the auction as determined by the Auctioneer.

**DOWNPAYMENT:** 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, 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:** 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.

**EVIDENCE OF TITLE:** The Seller will provide Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).

**DEED:** Seller shall provide a Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before January 7<sup>th</sup>, 2015. Seller reserves the right to extend closing for a period not to exceed 60 days if needed to located a section 1031 exchange replacement property.

**POSSESSION:** Possession will be delivered at closing subject to 2014 tenants farming rights. Buyer to receive 2015 CROP RIGHTS!

**REAL ESTATE TAXES / ASSESSMENTS:** Buyer to assume the tax payment due for the year 2015 pay 2016. Seller will pay all taxes due and payable for 2014 pay 2015 via a credit at closing. Current taxes for whole farm 2013 pay 2014 \$5,688.36 per year.

**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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

**EASEMENTS & LEASES:** Sale of the property is subject to any and all easements of record. Note that if Tract 3 sells separately from Tract 2, a new easement will be described and recorded at closing.

**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 implied, 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**SCHRADER**  
Real Estate & Auction Co., Inc.

300 N. Morton, Centerville, IN 47330  
Auction Manager: Andy Walther  
Toll Free: 877-747-0212 • 765-969-0401

Williamsburg, IN • Wayne Co.

**Indiana Land AUCTION**

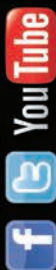
**130± Acres**  
in 4 Tracts

#AC63001504, AU19300120

**OCTOBER 2014**

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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**877-747-0212**

SchraderAuction.com



Williamsburg, IN • Wayne Co.

**Indiana Land AUCTION**

**110± FSA Tillable Acres**

**130± Acres**  
in 4 Tracts



- Improved Grass Waterways
- Established Pasture with Stream
- 2-Story Home with Outbuildings
- 10,000+ Bushels of Grain Storage
- Just 1/2 Mile North of US 35



**SCHRADER**

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**FRIDAY, OCTOBER 24 • 6PM**

Held at the Golay Community Center - Cambridge City, IN



**130±  
Acres**  
in 4 Tracts

Williamsburg, IN • Wayne Co.

**Indiana Land  
AUCTION**

**FRIDAY, OCTOBER 24 • 6PM**

**PROPERTY LOCATION:** 10444 Carlos Rd., Williamsburg, IN.  
From I-70 take EXIT 145 north 7 miles to Williamsburg, IN 47393.  
At stop sign, turn left on US RT 35 and travel 2 miles to Carlos Rd.  
then north 1/2 mile to the farm. Located in Section 26 of Green  
Twp. Wayne County.

**AUCTION SITE:** GOLAY COMMUNITY CENTER, INC., 1007  
East Main St., Cambridge City, IN (located at the intersection of US  
40 and SR 1)

**TRACT DESCRIPTIONS:** (All Acreages are Approximates)

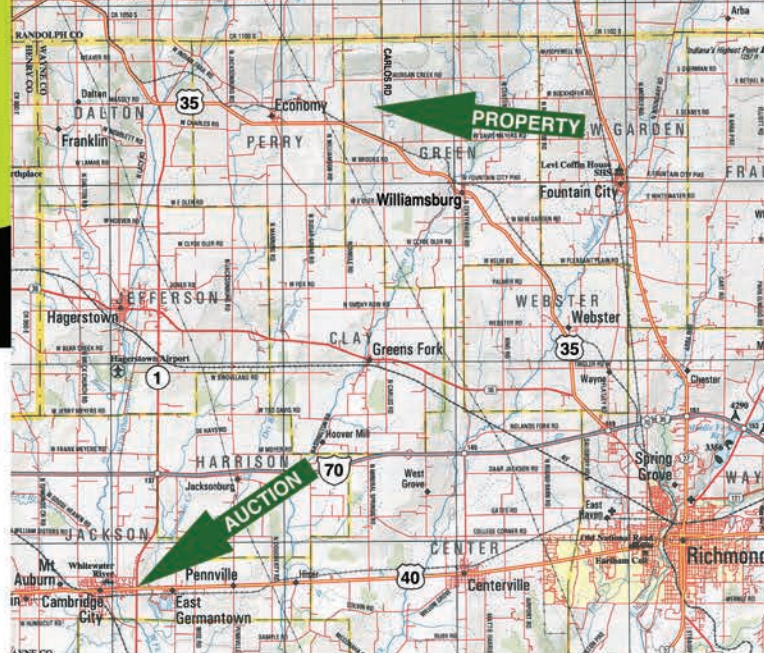
**TRACT 1:** 24± Acres with 20± acres tillable. Improved grass  
waterways with 1000'± of frontage on Carlos Road. Predominantly  
Genesee and Crosby soils.

**TRACT 2:** 20± Acres with picturesque country farmstead and  
home.

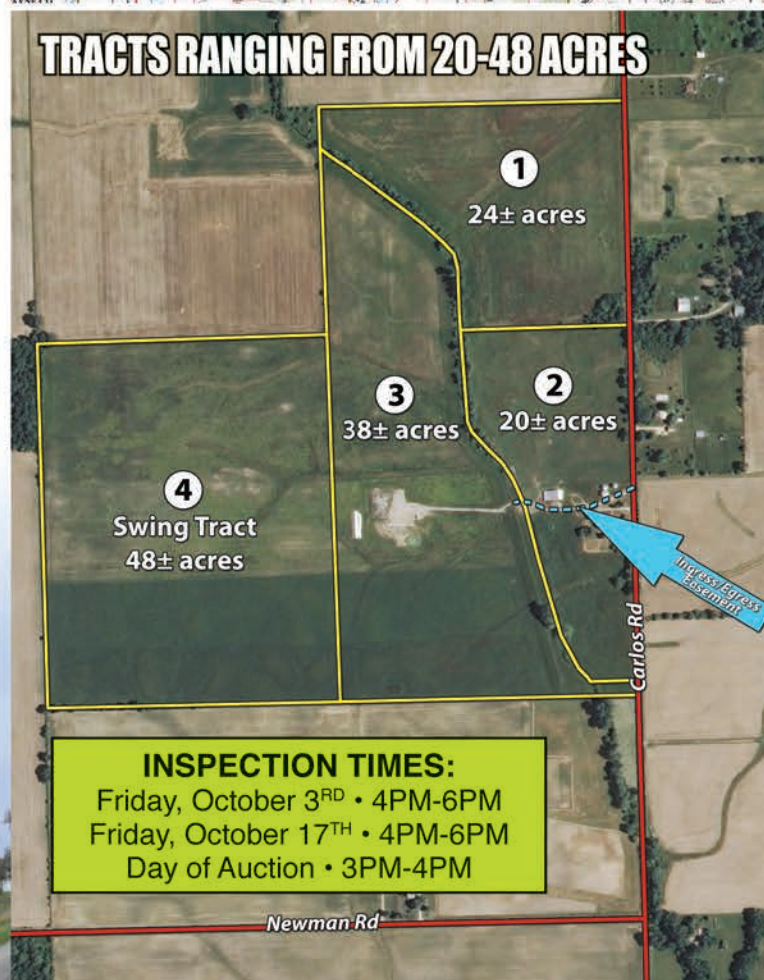
- 2240 sf home with 4 BR with Full basement
- Detached garage with loft
- Gas furnace with Central Air, Full Basement with walkout steps
- 40'x40' livestock bank barn with concrete feeding pad
- 16± Acres of rolling pastureland, fenced. 1,600'± frontage on Carlos Rd.
- (3) Grain Bins! Located 1 mile north of Wayne Co. Produce Auction
- NOTE: An ingress and egress easement will cross this tract following the current driveway if Tract 3 is purchased separate from Tract 2.

**TRACT 3:** 38± Acres with 36± tillable acres. 40' of owned  
frontage on Carlos Rd. This tract will be accessed via an ease-  
ment through Tract 2. There is not an improved crossing of the  
ditch. Any improvements are under the Jurisdiction of the DNR.  
This tract has a new 6" well and stone driveway from the ditch.  
There has been concrete work started for a barn and a completed  
concrete manure lagoon on this tract. Combine with Tracts 1&2 to  
create your 82± acre farm.

**TRACT 4:** 48± Acres "SWING TRACT". Nearly all tillable.  
Predominately Crosby and Miami soils. Must be  
purchased in combination with Tract 3 or by an  
adjoining land owner.



**TRACTS RANGING FROM 20-48 ACRES**



**INSPECTION TIMES:**

Friday, October 3<sup>RD</sup> • 4PM-6PM  
Friday, October 17<sup>TH</sup> • 4PM-6PM  
Day of Auction • 3PM-4PM

The KING FARM presents an attractive  
combination of TILLABLE and PASTURE  
LAND. Nice location with improvements!  
Come examine all of the possibilities!



TRACT 2



TRACT 2



TRACT 2

**OWNER:** EMANUEL J. & FANNIE S. KING  
**AUCTION MANAGER:** Andy Walther •  
765-969-0401

Email: andy@schraderauction.com

For Information Call

**877-747-0212 • 765-969-0401**

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