

TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 32± acre unit (subject to "swing tract" limitations). There will be open bidding on all tracts 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 a Preliminary Title Commitment for the review of the prospective buyer(s). At closing, the seller will provide a title insurance in the amount of the purchase price. All tracts sold "As-Is".

DEED: Seller(s) shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 28th, 2016.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2017 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller will pay all 2015 taxes due in 2016. All taxes due after closing will be the responsibility of the Buyer.

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.

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 to 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.



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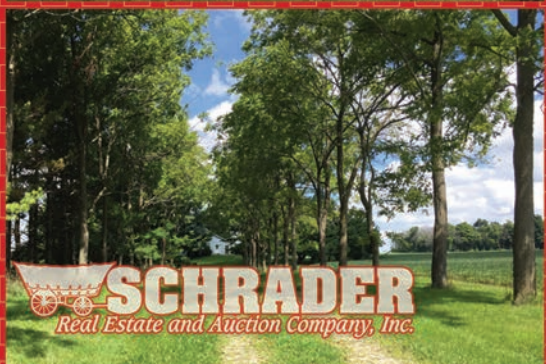
OCTOBER 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
			5	6	7	8
2	3	4	12	13	14	15
9	10	11	18	19	20	21
16	17	18	26	27	28	29
23	24	25				
30	31					

Farmland & Country Home Auction

Offered in 3 Tracts

32± acres

Mooreland, IN • Henry County



Mooreland, IN

Henry County (Stoney Creek Twp.)

Farmland & Country Home Auction

32± acres

Offered in 3 Tracts

- 25± Crop Acres
- 2017 Crop Rights to Buyer
- 3± Bedroom Country Home
- 2,100' grassed Airstrip Runway
- Large Barn and Workshop
- 15 minutes southeast of Muncie, IN

Tuesday, October 25th • 6pm

at the Stoney Creek Township Community Building

Mooreland, IN

Henry County (Stoney Creek Twp.)

Farmland & Country Home Auction

32[±] acres
Offered in 3 Tracts

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at the Stoney Creek Township Community Building



PROPERTY LOCATION: 6438 E. County Road 750 N., Mooreland, Indiana 47360. From the intersection of US 35 and IN SR 36, travel west 3 miles to Wilbur Wright Rd. Take Wilbur Wright Rd. north (right) 2.5 miles to CR 750 N. Turn west (left) ½ mile to the Property. OR from Muncie, travel south on US 35 to the flashing lights at Blountsville. Travel south 1.5 miles on Wilbur Wright Rd. to the CR 750 N.

AUCTION SITE: Stoney Creek Township Community Building. Located at 7292 E. US 35 Losantville, IN 47354 (Blountsville). This is just north of the flashing light at the intersection of Wilbur Wright Rd. and US 35.

10 Miles South of Muncie • 20 miles Northwest of Richmond • 10 miles Northeast of New Castle

• 25[±] Crop acres • 2017 Crop Rights to Buyer

• 3+ Bedroom Country Home • 2,100' grassed Airstrip Runway

• Large barn and workshop • 15 minutes southeast of Muncie, IN

TRACT DESCRIPTIONS: (All Acreages are Approximates)

HENRY County, Stoney Creek Township, Section 3

TRACT 1: 6[±] ACRES with 2-story country home. The home has 3+ Bedrooms and 1 bath. This is a nice private setting with mature trees and attractive evergreen lined driveway. Included is a large tool shed that was once used as an airplane hanger with an attached workshop. Approximately 3[±] acres of tillable land included on the west side of the house. Come examine the possibilities here.

TRACT 2: 23[±] ACRES of level productive land. There is approximately 21[±] acres of tillable land with a 2[±] acre woods located in the northeast corner. This is a nice size tract to add to any operation.

TRACT 3: 3[±] ACRES (SWING TRACT). This is a grass airstrip that is registered with the FAA. Must be bought in combination with Tract 1 or 2, or can be purchased as an "add-on" parcel by adjoining land owners.

Smaller farms of this size are getting harder to find. Come examine all of the possibilities!



INSPECTION TIMES:
Thursday, Oct. 6th • 4 – 5:30 PM
Monday, Oct. 17th • 4 – 5:30 PM
Or Call Agent for Showing

OWNER: Lois Starkey

For Information Call Auction Manager:

Andy Walther • 765-969-0401

Email: andy@schraderauction.com



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 Schrader Auction Co. - 800-451-2709.



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