

**AUCTION TERMS & CONDITIONS:**

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 80 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 compete.

**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; 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.

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

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation

of title policy est. by 2/17/17.

**POSSESSION:** At closing subject to Tenant's crop rights expiring 12/31/2017.

**REAL ESTATE TAXES:** Seller shall pay all 2016 due 2017 taxes. Buyer will assume and pay all taxes due May 2018 and thereafter. 2015/16 taxes were approx. \$2052.04.

**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. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** See Agent.

**FARM PROGRAM INFO:** Farm #6336, Tract 9959. PLC corn yield of 151 and soybeans at 48.

**EASEMENTS:** 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 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.**



# INVESTMENT LAND AUCTION 80± acres

Henry County, IN

Offered in 2 Tracts

**CENTERVILLE OFFICE:**  
P.O. Box 202, Centerville, IN 47330  
Auction Managers:  
Mark Smithson, 765-744-1846  
Steve Slonaker, 877-747-0212

AC63001504, AU19300120, AU10100108

**CORPORATE HEADQUARTERS**  
950 N. Liberty Dr., Columbia City, IN 46725

1102 XRAUNJ1

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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# 80± acres INVESTMENT LAND AUCTION

Henry County, IN

Offered in 2 Tracts

- Quality Farmland with good frontage
- Nice woods for hunting or recreation
- About 7 miles southeast of Muncie
- About 10 miles northeast of New Castle
- Great Income Producing Farm



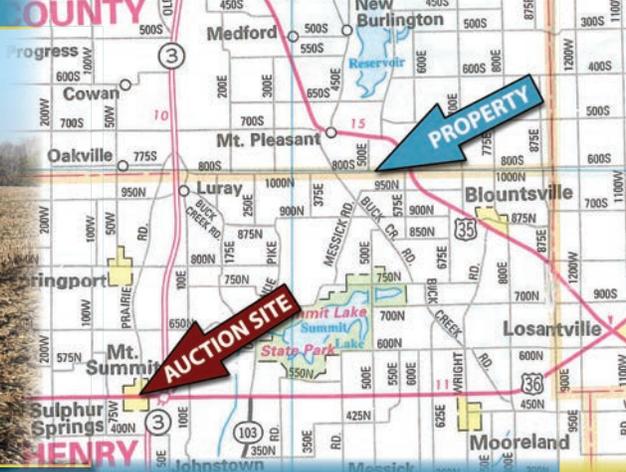
Wednesday, January 11 • 6:00 pm

Auction held at Prairie Township Community Room, Mt. Summit, IN



765-744-1846 • 877-747-0212

**7 Miles Southeast of Muncie  
10 Miles Northeast of New Castle**



**INSPECTION DATES:**  
 Thursday, December 29 • 3-5pm  
 Saturday, December 31 • 9-11am  
 Walk Over OK at Own Risk.

**80± Investment Land** Henry County, IN  
 Offered in 2 Tracts

# 80± acres AUCTION

- Quality Farmland with good frontage • Nice woods for hunting or recreation
- Great Income Producing Farm

**Wednesday, January 11 • 6:00 pm**

**PROPERTY LOCATION:** From Muncie: From the intersection of SR 35 and the Muncie Bypass on the SE side of Muncie travel south on SR 35 about 6 miles to County Road 500E, then south 1 mile to County Line Road. Farm is on the SE corner of the intersection. (South side of County Line Road.)

**Auction Location:** From Muncie: Prairie Township Community Room, 104 W. Main, Mt. Summit. From the intersection of SR 3 and the Muncie Bypass on the S side of Muncie, travel south on SR 3 about 9½ miles to US 36, then west ½ mile to auction site.

**TRACT DESCRIPTIONS:** Section 28, Township 19 N, Range 11 E, Stoney Creek Township, Henry County, IN

**Tract 1: 71± acres.** Mostly tillable with about 2590 feet of frontage along County Line Road. Good productive ground and a nice tract to add to your operation. Mostly Miamian and Millgrove soils with drainage outlet on the east.

**Tract 2: 9± acres.** Nice wooded tract with approximately 50' of owned access off of County Line Road. A great hunting or other type recreational tract with future timber potential. Don't miss this hard to find opportunity. This tract must be purchased in combination with Tract 1 to be considered buildable.

Note: Farm is leased for the 2017 crop year. Buyer will receive at closing a \$300 per tillable acre credit totaling \$21,000.

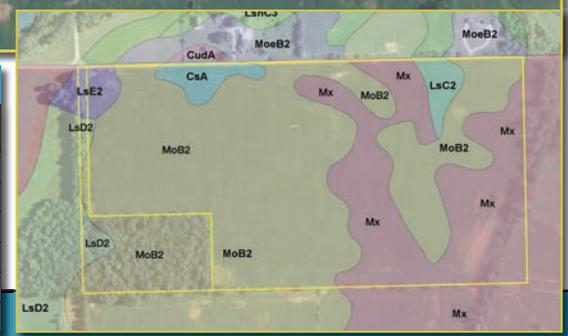
**Sellers:** Jack Cunningham, Leslie Cunningham, and Sue McDonough

**Sale Managers:** Mark Smithson, 765-744-1846 and Steve Slonaker, 877-747-0212



**SOIL MAP**

Soil Symbols	Name
MoB2	Miamian Silt Loam
Mx	Millgrove Loam
CsA	Crosby Silt Loam
LsC2	Losantville Silt Loam
LsE2	Losantville Silt Loam
LsD2	Losantville Silt Loam



**765-744-1846**



**www.SchraderAuction.com**

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.