

## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts, and as a total 119± 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.

**DOWN PAYMENT:** 10% down payment on the day of 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:** 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.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 30 days of the sale. Closing costs for an insured closing shall be shared 50:50 between Buyer(s) and Sellers.

**POSSESSION:** Possession of all tracts shall be at closing. Immediate access is available prior to closing, if buyer so elects, for normal spring farming activities. (Call the auction manager for more details.)

**REAL ESTATE TAXES:** Seller shall pay the 2016 real estate taxes due in 2017 by giving Buyer(s) a credit at closing. Buyer(s) shall assume any Ditch Assessments due in 2017 and thereafter.

**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. 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.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal descriptions or where new boundaries are created by the tract divisions in this auction. 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. Combination purchases will receive a perimeter survey only.

**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 an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Sellers or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduction 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 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 decisions of the Auctioneer are final. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

**STOCK PHOTOGRAPHY:** Soybean photos are for illustrative purposes only and are not from the auction property.

**119± HAMILTON CO., IN**  
**Acres**  
**OFFERED IN 4 TRACTS**

- Tillable Cropland
- Potential Building Sites
- Hamilton Southeastern Schools
- 1031 Exchange Opportunity
- Available for 2017 Crop Rights!

**SCHRADER**  
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**AUCTION MANAGER:**  
 Rick Williams, 765-639-2394  
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 #AC63001504, #AU10000259

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**www.schraderauction.com**

**MARCH 2017**

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	

## HAMILTON COUNTY, IN

- Tillable Cropland
- Potential Building Sites
- Hamilton Southeastern Schools
- 1031 Exchange Opportunity
- Available for 2017 Crop Rights!

**119±**  
**Acres**  
**OFFERED IN 4 TRACTS**

**ONLINE BIDDING AVAILABLE**

*Land*  
**AUCTION**  
**TUESDAY, MARCH 21 • 6 PM**

Auction held at  
 Hamilton County Fairgrounds, Noblesville, IN

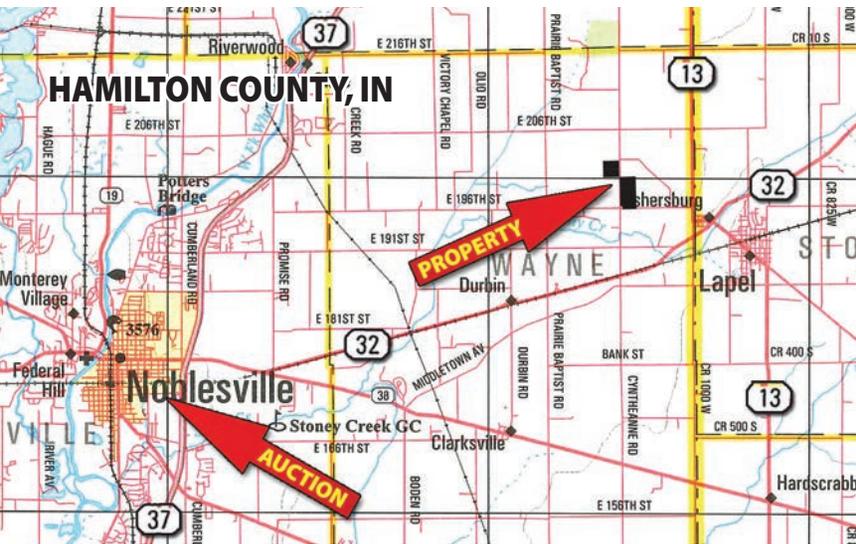
# Land AUCTION 119± Acres

TUESDAY, MARCH 21 • 6:00 PM

**AUCTIONEERS NOTE:** Buyer will reimburse the seller for applied fertilizer. Call Rick Williams for more details or meet a Schrader representative at the inspection dates on Tract 2.

**AUCTION LOCATION:** Hamilton County 4-H Fairgrounds in the Exhibition Center (Hall B) located at 2003 Pleasant St., Noblesville, IN

**PROPERTY LOCATION:** From the intersection of S.R. 37/S.R. 32 in Noblesville, Go East on S.R. 32 approx. 6 miles to Cyntheanne Road. Turn left (North) and go approx.. 1 mile to the property. The property is located on both sides of Cyntheanne Road.



**TRACT 1 - 51± Acres** of productive tillable cropland. This tract features good quality Brookston Silty Clay Loam and Crosby Silt Loam soils. This tract also has an excellent drainage outlet via the Harvey Gwinn Open ditch along the North boundary line. Tract 1 has road frontage on both Cyntheanne Road and 196<sup>th</sup> St.

**TRACT 2 - 27.5± Acres** of productive tillable cropland with road frontage on Cyntheanne Road. Good drainage outlet via the Harvey Gwinn Open ditch. Consider combining with Tract 1 for 78.5 acres of high quality productive cropland or consider building your country estate within the Hamilton Southeastern school system along with plenty of land for outbuildings and pasture for your animals of choice.

**TRACT 3 - 20± Acres** of tillable cropland. Great potential building site with approx. 660 ft. of road frontage on Cyntheanne Road. Build your dream home and have plenty of room for outbuildings and pasture for horses.

**TRACT 4 - 20± Acres** of tillable cropland with approx. 660 ft. of road frontage on Cyntheanne Road. This tract has a good drainage outlet via the county regulated James Teter drain near the Northwest corner of the property. Consider the possibility of another potential building site in the Hamilton Southeastern school system.

**SELLER:** Carole D. Busby Trust, Carole D. (Busby) Mosbaugh Trustee

**AUCTION MANAGER:** Rick Williams • 765-639-2394 • rick@schraderauction.com

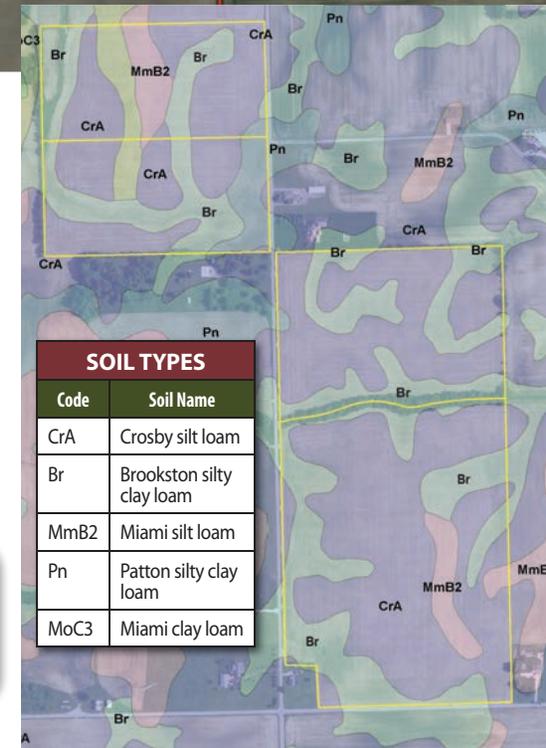
**SCHRADER** 800-451-2709  
Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com)

**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 Company at 800-451-2709.



**Inspection Dates:**  
SATURDAY, FEBRUARY 18  
12 Noon - 2 pm  
and SATURDAY, MARCH 4  
10 am - 12 Noon  
Meet a Schrader Rep. at Tract 2

E 196TH ST



SOIL TYPES	
Code	Soil Name
CrA	Crosby silt loam
Br	Brookston silty clay loam
MmB2	Miami silt loam
Pn	Patton silty clay loam
MoC3	Miami clay loam