

## TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 54± acre unit. There will be open bidding on both 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 for individual tracts or combinations of tracts. 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Warranty Deed, with corporation provisions as applicable, sufficient to convey insurance 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 subject to current crop rights.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2016 due 2017 taxes. Buyer will assume and pay all taxes due May 2018 and thereafter. 2016/17 taxes were approx. \$1,943.68. Contact Auction Manager for per tract tax estimates.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

**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, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

**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. An inspection date has 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.

**FARM PROGRAM INFO:** Contact Agent.

**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 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.**

**SCHRADER**  
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### CENTERVILLE OFFICE:

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### Auction Managers:

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### JULY 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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					

**51.5±  
acres**  
OFFERED IN 2 TRACTS

EAST CENTRAL INDIANA • Delaware Co.



**51.5±  
acres**  
OFFERED IN 2 TRACTS

EAST CENTRAL INDIANA • Delaware County

**ONLINE BIDDING AVAILABLE**

- Productive Tillable Farmland
- Treaty & Crosby Soils
- Drainage Tile Installed
- 2-1/2 miles South of Parker City
- 6 miles East of Muncie in Delaware County
- Great Income Producing Farm

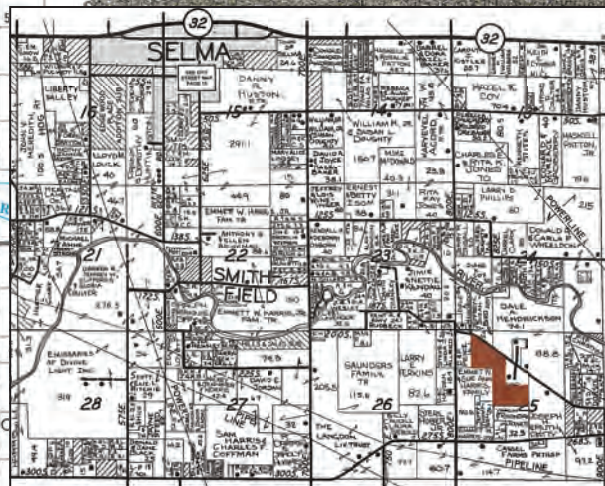
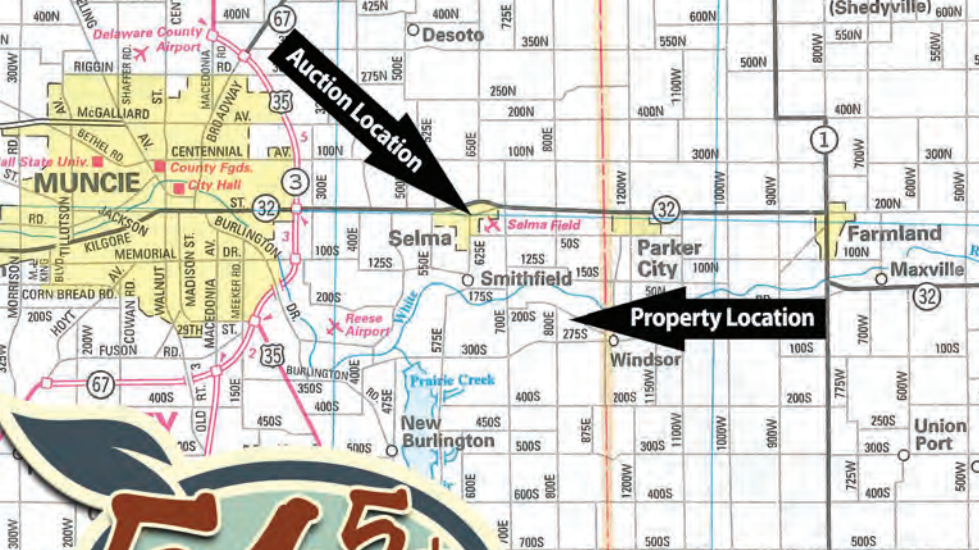
**Farm Auction**

**WEDNESDAY, JULY 12 • 6:00 PM**

held at the Lions Club, Selma, IN

**SCHRADER**  
Real Estate and Auction Company, Inc.





*Farm Auction*

**WEDNESDAY, JULY 12 • 6:00 PM**

**INSPECTION DATES:**  
**Mon., June 26 • 9-11 AM**  
**Wed., June 28 • 4-6 PM**



**PROPERTY LOCATION:**

From SR 32 & Muncie Bypass: Travel east on SR 32 approximately 4¼ miles to CR 700 East, then turn right (south) for 3 miles to CR 300 South (Windsor road), then turn left (East) for 1 mile to CR 800 East, then left (north about ¾ miles to Stanley Road, then right (East) to the property.

**Section 25, Township 20 N, Range 11 East, Liberty Township, Delaware County, IN**

**AUCTION LOCATION:**

Selma Lions Club, 9901 East Jackson Street, Selma, IN.

**TRACT DESCRIPTIONS:**

**TRACT 1: 17.5± acres.** All tillable tract with predominantly Crosby and Treaty soils. Quality parcel with frontage on Stanley Road. Great add-on tract or combine with Tract 2.

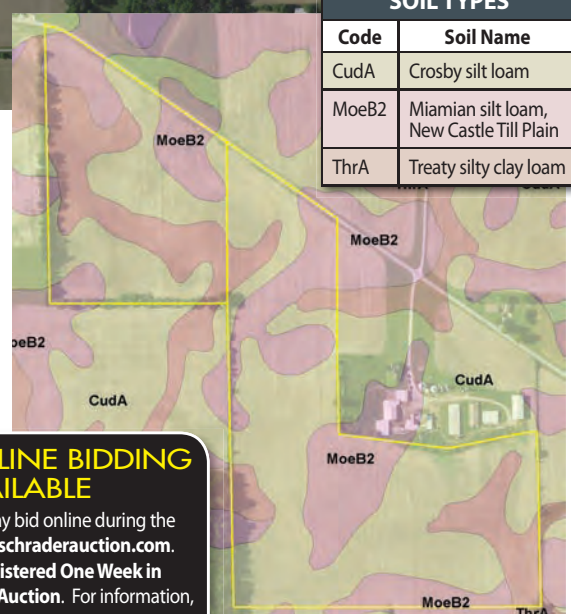
**TRACT 2: 34± acres.** All tillable parcel with productive Crosby, Miamian and Treaty soils. Frontage on Stanley Road. Another good add-on parcel or combine with Tract 1.

*NOTE: Farm is leased for the 2017 crop year. Buyer will receive at closing a \$250 per tillable acre credit totaling \$12,875.*

**SELLERS:**

**JACOBI LEGACY FARMS, LLC**

Sale Managers: Mark Smithson & Steve Slonaker



SOIL TYPES	
Code	Soil Name
CudA	Crosby silt loam
MoeB2	Miamian silt loam, New Castle Till Plain
ThrA	Treaty silty clay loam

**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. For information, call Schrader Auction Company.