

**TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in individual tracts, any combination of tracts and as a total 160± acre unit, except however, Tract 3 (swing tract) must be bid on in a combination including Tract 1 and/or 2. Tract 3 may not be bid on individually. There will be open bidding on all tracts (subject to "swing tract" limitations) 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 sufficient to convey insurable 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, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing subject to tenant rights for the 2017 crop.

**REAL ESTATE TAXES:** Seller shall pay all 2017 real estate taxes due and payable in 2018. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

**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.

**AGENCY:** Schrader Real Estate & 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.**

JASPER COUNTY, IN - Northwest of Wheatfield

• PRODUCTIVE SOILS  
• 149± TILLABLE ACRES  
• GREAT ROAD FRONTAGE  
• POTENTIAL WOODED BUILDING SITE

160±  
acres

**SCHRADER**  
Real Estate and Auction Company, Inc.  
P.O. Box 508, 950 N. Liberty Drive  
Columbia City, IN 46725  
auctions@schraderauction.com

**AUCTION MANAGERS:**  
Matt Wiseman - 866-419-7223 • 219-689-4373  
Jim Hayworth - 888-808-8680 • 765-427-1913  
Jimmy Hayworth

#AC63001504  
#AU08700434  
#AU11100126  
#AU11300081

**SEPTEMBER 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

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**JASPER COUNTY, IN**  
Northwest of Wheatfield

# land AUCTION

## 160± acres

- Productive Soils
- 149± Tillable Acres
- Great Road Frontage
- Potential Wooded Building Site

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

**ONLINE BIDDING AVAILABLE**

**Thursday, September 7**  
**5:00 PM CENTRAL**  
Held at the American Legion Post 406, Wheatfield, IN



# 160+ acres AUCTION

**Thursday, September 7**  
5:00 PM CENTRAL

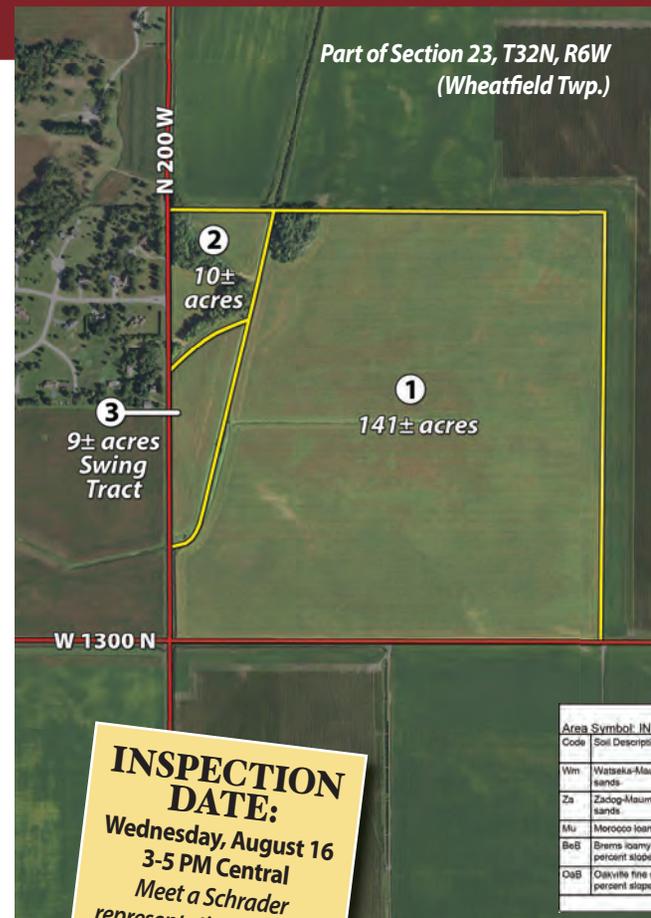
**AUCTION LOCATION:** American Legion Post 406 – 11768 N. 80 W. Wheatfield, IN 46392. From the intersection of State Roads 10 & 49 in Wheatfield, travel west ½ mile on SR 10 to CR 50/80 W. Turn south (left) onto CR 50/80 W and travel ¼ mile to auction location on west side of the road.

**PROPERTY LOCATION:** From the Intersection of State Roads 10 & 49 in Wheatfield, travel west on SR 10 for 2 miles to CR 200 W. Turn north (right) onto CR 200 W and travel 1 mile to the property at the northeast corner of CR 200 W & CR 1300 N.

**TRACT INFORMATION:**  
**TRACT 1: 141± acres:** Productive soils and 135.4 cropland acres per FSA. Frontage on CR 1300 N & CR 200 W.  
**TRACT 2: 10± acres:** This tract has a nice mix of wooded and tillable acreage. Investigate this tract as a potential home site with a walkout basement. There is an elevated wooded area, and a ditch is on the east boundary. There is also an old silo. Consider bidding in a combination with Tract 3 for a 19± acre tract with great road frontage.  
**TRACT 3: Swing Tract, 9± acres:** This tract has productive soils and is all tillable except for the road and ditch. This tract must be bid on in a combination which includes Tracts 1 and/or 2.

REAL ESTATE TAXES: 2016 payable 2017: (5 Tax ID #'s): \$2,350.70

**OWNER:** Albert W. and Sharon K. Hamstra



Part of Section 23, T32N, R6W  
(Wheatfield Twp.)

FSA INFORMATION Farm #4373		
TRACT 1653 Farmland 157.8 Acres Cropland 149.09 Acres		
Crop	Base	PLC Yield
Corn	114.9 acres	141
Soybean	32.3 acres	49



Area Symbol	IN073, Soil Area Version: 17	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Wm	Watseka-Maumee loamy sands	113.01	70.6%		IIIa	125	4	9	29	53
Za	Zadok-Maumee loamy sands	32.34	20.2%		IIIa	148	5	10	36	58
Mu	Morocco loamy sand	7.13	4.5%		IIIa	100	3	7	29	45
BeB	Brens loamy sand, 1 to 3 percent slopes	5.01	3.1%		IVa	91	3	9	32	41
OaB	Oakville fine sand, 2 to 6 percent slopes	2.51	1.6%		IVb	73	3	5	25	36
Weighted Average						126.3	4.1	8.2	30.4	53

**INSPECTION DATE:**  
**Wednesday, August 16**  
 3-5 PM Central  
 Meet a Schrader representative at Tract 2 on CR 200 W.



**AUCTION MANAGERS:**  
 Jim Hayworth 888-808-8680 office, 765-427-1913 cell  
 Matt Wiseman 866-419-7223 office, 219-689-4373 cell  
 Jimmy Hayworth



**800-451-2709 • www.SchraderAuction.com**



**ONLINE BIDDING** - You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.