

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 300± 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: 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 Trustees 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 April 15, 2018. Buyer may receive immediate possession for cropland tracts only with 20% down payment.

POSSESSION: At closing, 2018 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Buyer to pay installment due and payable 2018. Taxes estimated at \$18,628.50.

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 acreages.

FSA INFORMATION: See Agent. Administered in Hancock Co.

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.

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FEBRUARY 2018						
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			

300± Acres

5 TRACTS • 2 Country Homes • Investment Cropland



TRACT 3



TRACT 4



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HIGH QUALITY LAND AUCTION

- GREAT LOCATION ON I-70 EAST OF INDIANAPOLIS
- HIGH QUALITY SOILS
- I-70 ACCESS NEARBY
- TWO COUNTRY HOMES
- 4 miles North of Knightstown
- About 10 mi. from New Castle & Greenfield

 **ONLINE BIDDING AVAILABLE**



HENRY COUNTY, IN
near Knightstown on I-70

300± Acres
5 TRACTS
Two Country Homes
Investment Cropland

Tuesday
FEBRUARY 27 • 6 PM
held at the Knightstown Sunset Park



TRACT 3



TRACT 4

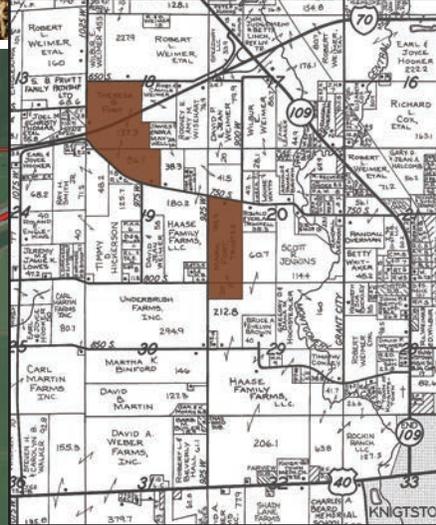
300[±] Acres

HIGH QUALITY LAND AUCTION

Tuesday at Knightstown Sunset Park
FEBRUARY 27 • 6 PM



Inspection Dates:
 Sat., Jan. 27 @ 9-11 AM, Wed., Feb. 7 @ 2:30-4 PM, Wed., Feb. 21 @ 2:30-4 PM
 & Auction Day Feb. 27 @ 2:30-4 PM
 Meet a Schrader rep. at Tract 3 or 4



AUCTION SITE: Knightstown Sunset Park on the west side of Knightstown and 1 block south of Hwy. 40. From intersection of Hwy. 40 & Hwy. 109 go 1 block west on Hwy. 40 to Hill Street then south 1 block to the park on the right side.

PROPERTY LOCATION: 9668 W. CR 750S, Knightstown, IN. 4 miles north of Knightstown near I-70 & Hwy. 109 intersection. Tract 1 is on the north side of I-70. From Hwy. 109 left in front of Burger King & proceed west on Co. Rd. 625S with farm at the corner of Co. Rd. 1025W. Tracts 2 thru 5 are on the south side of I-70 at Hwy. 109. From I-70 intersection south to the first right on Co. Rd. 650S then left on Co. Rd. 900W to Co. Rd. 750S then right.

OWNER: Teresa G. Fort and Mark Fort, Wesley Hooker Trustee
 Martin Shields, Attorney

TRACT DESCRIPTIONS: All acreages are approximate.

Tracts 1 - 3 Sec. 18 Twp. 16N R 9E

TRACT 1: 71± acres with 62± acres cropland and 9± acres woods and non-cropland. Great access on 2 county roads and ease of operation. Top soil productivity with Index of 161.8 Bu. corn. All on the north side of I-70.

TRACT 2: 106± acres with 98± USDA crop acres. Small woods. Easy to make in one field. County drainage outlet on the tract. All on the south side of I-70. Top Cyclone soils.

TRACT 3: Attractive brick 1,257 sq. ft. ranch home on 3± acres. 3 bedrooms, 1½ baths with attached garage. 30'± x 100'± pole barn and garden shed. Nice setting. 9668 West Co. Rd. 750S.

Tracts 4 & 5 Sec. 20 Twp. 16N R 9E

TRACT 4: 15± acres with Bedford Stone 1,556 sq. ft. ranch home. 2 bedrooms and 1 ½ bath. 1-car garage and detached garage. Central air, natural gas furnace and fireplace. Nice old style barn with loft. Some fence and great place for your family livestock too. 9093 West Co. Rd. 750S.

TRACT 5: 105± acres with 104.2 USDA cropland acres. Almost ¾ mile frontage on Co. Rd. 925W in addition to Co. Rd. 750S. Top Cyclone & Crosby soils. New county tile outlet now at the south end.

ONLINE BIDDING
 You may bid online during the auction at 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 Co. at 800-451-2709.

For Information call: Sales Managers: Mark Smithson: 765-744-1846 or Steve Slonaker: 877-747-0212 or 765-969-1697

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