

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in two individual tracts and as a total 61.2± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts 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.

**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, legal description 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.**

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**61.2± Acres**  
Offered in 2 Tracts

**LAND AUCTION**  
5± miles west & north of Wheatfield, IN ▪ Jasper, Co.  
**Tuesday, March 6 • 5pm CENTRAL**

MARCH						
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

**61.2± Acres**  
Offered in 2 Tracts

**LAND AUCTION**  
5± miles west & north of Wheatfield, IN ▪ Jasper, Co.

- Quality Soils
- Possible Building Site

**Tuesday, March 6 • 5pm CENTRAL**  
held at the American Legion, Wheatfield, IN ▪ online bidding available



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

5± miles west & north of Wheatfield, IN ▪ Jasper, Co.

# 61.2± LAND AUCTION

Acres

online bidding available

Tuesday, March 6 • 5pm CENTRAL

Offered in 2 Tracts

**Auction Location:** In Wheatfield from the intersection of SR 10 and CR 50/80 W; take CR 50/80 W south to American Legion, 11768 N CR 80W, Wheatfield, IN.

**Property Location:** From the intersection of SR 49 & SR 10; take SR 10 3.5 miles west to CR 350W, then take 350W, 1± mile north to the subject property on west side of 350W.



**FSA INFORMATION\***

Farmland 64.53 Ac.  
Cropland 55.03 Ac.

Crop	Base
Corn	54.6 ac.
Soybeans	0.2 ac.

\* Includes some land not part of the auction.

**TRACT 1:** 36.7± acres, mostly all tillable with frontage on CR 350W.

**TRACT 2:** 24.5± acres with frontage on CR 350W. The 6.5± acres of woods could offer a possible building site with balance of the tillable land offering income potential or land for animals.

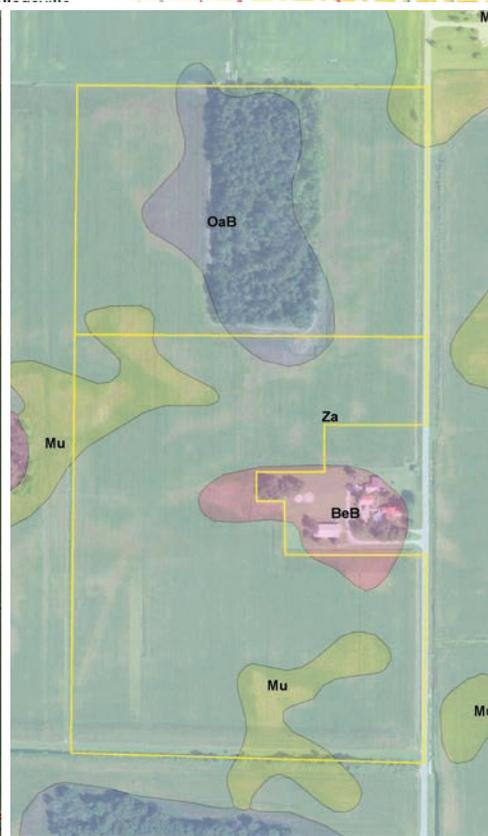
**NOTE:** If tracts sell separately, Buyer of Tract #2 will need to install a culvert.

**REAL ESTATE TAX FOR TRACTS 1 & 2:** 2016 – pay 2017 \$489.32 / 6 mo. (includes 1.737 acres and pole barn not part of the auction).

**OWNERS:** Pamela J. Scott and Randall G. Scott

**INSPECTION DATE:**

Thursday, February 15 • 2:00 – 4:00 PM Central  
Meet a Schrader Representative on Tract 1.



Code	Soil Description	Acres	Percent of field	Corn	Corn Irrigated	Grass legume hay	Pasture	Soybeans	Soybeans Irrigated	Winter wheat	Wheat	
Za	Zadog-Maumee loamy sands	44.86	73.2%	146			5	10	36		58	
OaB	Oakville fine sand, 2 to 6 percent slopes	9.18	15.0%	73			3	5	25		36	
Mu	Morocco loamy sand, 0 to 2 percent slopes	5.76	9.4%	102			3	7	36		3	
BeB	Brems loamy sand, 1 to 3 percent slopes	1.46	2.4%	91	5		3	6	32	2	41	
Weighted Average				129.6	0.1		4.5	8.9	34.3	~	49.1	3.6

**AUCTION MGRS:** Jim Hayworth • 765-427-1913  
Matt Wiseman • 219-689-4373 • Jimmy Hayworth



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

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