

**Kokomo Grain Co.**  
800-666-0613

Between Nashville and Chattanooga

# TENNESSEE AUCTION

**MANCHESTER - DECHERD - TULLAHOMA**  
*OFFER ACCEPTED Prior to Auction*



Decherd  
278,000 bushel

**WEDNESDAY, APRIL 18 • 1:00 PM**

Auction held at Manchester-Coffee County Conference Center,  
147 Hospitality Blvd., Manchester, TN 37355

**2 GRAIN ELEVATORS**  
**558,000** BUSHEL STORAGE CAPACITY  
5% Buyer's Premium

**SCHRADER** In Cooperation with: **McEMORE** AUCTION COMPANY, LLC  
Real Estate and Auction Company, Inc.

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(Tel: 615-517-7675)  
McEmore Auction Company, LLC, TN real estate firm lic. #259577  
Schrader Real Estate & Auction Co, Inc., TN auction firm lic. #4119  
**Auction Manager:**  
Brad Horral, 812-890-8255  
950 N. Liberty Dr., Columbia City, IN 46725  
CORPORATE HEADQUARTERS:

In Cooperation with: **SCHRADER** Real Estate and Auction Company, Inc. **McEMORE** AUCTION COMPANY, LLC



DECHERD - TULLAHOMA

**TENNESSEE AUCTION**

**APRIL 2018**

SUN	1	2	3	4	5	6	7
MON	8	9	10	11	12	13	14
TUE	15	16	17	18	19	20	21
WED	22	23	24	25	26	27	28
THU	29	30					
FRI							
SAT							

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# TENNESSEE AUCTION

**WEDNESDAY, APRIL 18 • 1:00 PM**

**AUCTION LOCATION:**  
Manchester-Coffee County  
Conference Center, 147 Hos-  
pitality Blvd., Manchester, TN  
37355. (At Exit 114 off I-24)



Auction Site

## TRACT #1: MANCHESTER

**Address: 185 Interstate Dr.,  
Manchester, TN 37355.**

Located at the intersection of  
I-24 & McMinn St.

This grain elevator facility includes 362,000 bushel storage capacity, 10 grain legs, office, shop building, open face metal storage building, 10'x70' covered unloading pit & 3 phase electric service. Rail spur on active track. Truck unloading dump speed 8000/BPH. *Est. Real Estate Taxes \$8389 annually.*

**OFFER  
Accepted**  
on Tract 1, Manchester facility



362,000 bushel

## TRACT #2: DECHERD



278,000 bushel

10'x70' truck scale, and 3 phase electric. There is an additional 80,000 bushel storage available for lease. Rail spur on active track. Truck unloading dump speed 8000/BPH. *Est. Real Estate Taxes \$2649 annually.*

**Address: 406 N 1st  
Street, Decherd, TN  
37324.**

Located approx. 10  
miles Southwest of  
Exit 127 off I-24 in  
the heart of Franklin  
County.

Features include  
278,000 bushel storage  
capacity, three grain  
legs, office, Mettler

## TRACT #3: TULLAHOMA

**Address: 502 East Decherd Street, Tullahoma, TN  
37388.**

Location: from Exit 111B off I-24 at Manchester, take  
Hwy 55 south to S. Roosevelt St., in Tullahoma, turn  
right to East Decherd St., turn right to the property.

Features include 280,000 bushel storage capacity,  
10-16,000 bushel hopper bottom bins with 3500 bph  
unloading conveyor, 4-30,000 bushel hopper bottom  
bins with 7500 bph unloading conveyor, 2 grain legs,  
office building, large parking area, and 3 phase electric.

There is a CSX  
Rail car spur  
having 7 car  
capacity and  
unloading  
pit. Active  
railroad spur.  
*Est. Real Estate  
Taxes \$8329.77  
annually.*



280,000 bushel

**MANY MORE  
PHOTOS  
ONLINE!!**

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 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.

**BUYER'S PREMIUM:** At April 18th Auction a 5% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately follow-

ing 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.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 45 days of presentation of title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the date of closing.

**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. Inspection dates have 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.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description. 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 to record the conveyance.

**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 Sell-

er 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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**SELLER: Kokomo Grain Co.**

**SALE MANAGER:**  
Brad Horrall, 812-890-8255

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