

**Thursday, November 14 • 1pm**  
 Held at the Brinkley Convention Center - Brinkley, AR

**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 800.451.2709  
 Schraderauction.com

Arkansas Lee & Monroe Counties  
**LAND AUCTION**  
 9± Miles Southeast of Brinkley, AR

**1,741**  
**Acres**  
 Offered in 4 Tracts

- Large Contiguous Farm
- 1,530± Acres Farmland
- 1,491 Acres Irrigated
- 15 Wells & 1 Irrigation Pivot
- 60,000 Bushel Grain Storage
- 5 Miles South of Wheatley, AR
- 20 Miles Southwest of Forrest City, AR

- Large Contiguous Farm
- 1,530± Acres Farmland
- 1,491 Acres Irrigated
- Pump Test Available on Wells

**1,741**  
**Acres**  
 Offered in 4 Tracts

Arkansas Lee & Monroe Counties  
**LAND AUCTION**  
 20± Miles Southwest of Forrest City, AR

**Thursday, November 14 • 1pm**

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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					

NOVEMBER 2013



Tasabah & Associates, LLC  
 John Malone, Auctioneer (#1440)



In Cooperation with:

Schrader Real Estate & Auction Company, Inc.  
 Rex D. Schrader, Principal Broker (#PB0007477)  
 and Auctioneer (#2458)

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 260-244-7606 or 800-451-2709

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Arkansas Lee & Monroe Counties  
**AUCTION**  
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**SOLDasap.com**  
 FARM AUCTIONS APPRAISALS  
 Tasabah & Associates, LLC



# Arkansas LAND AUCTION

Lee & Monroe Counties

## 1,741 Acres

Offered in 4 Tracts

9± Miles Southeast of Brinkley, AR

- Large Contiguous Farm
- 1,530± Acres Farmland
- 1,491 Acres Irrigated
- 15 Wells & 1 Irrigation Pivot
- 60,000 Bushel Grain Storage

**PROPERTY LOCATION:** **From Brinkley:** take exit 216 off Interstate 40 and go south on Hwy 49 for approx. 2.3 miles and take left on Hwy 238/W Sycamore. Follow Hwy 238 for 1.0 mile and turn right at the stop sign, follow for 1.0 mile and turn left on 238 East. Continue on Hwy 238 East for approx. 7.1 miles, turn left on Pleasant Valley Rd and you are located at the southeast corner of the property. **From Wheatley:** take exit 221 off Interstate 40 and go south on Hwy 78, through one stop sign, for approx. 4.2 miles. Turn right on County Rd 926 then take an immediate left onto County Rd 925, follow south for 1.0 mile and turn right on County Rd 922. Follow 922 for 1.0 mile and turn left on County Rd 947 follow for approx. 1.2 miles and you will enter property straight ahead with grain bins located on your left.

**AUCTION LOCATION:** Take exit 216 off Interstate 40 and go south on Hwy 49 approx. 0.3 mile passing through one stop light, take a right onto 6<sup>th</sup> Street. Follow 6<sup>th</sup> Street through one stop sign and continue for approx. 0.3 mile and take a right on N Weatherby Dr. Brinkley Convention Center will be on your left. Address: 1501 Weatherby Dr., Brinkley, AR 72021



## Thursday November 14 • 1pm

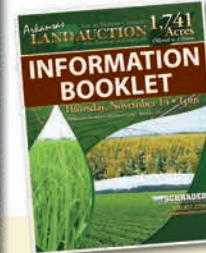
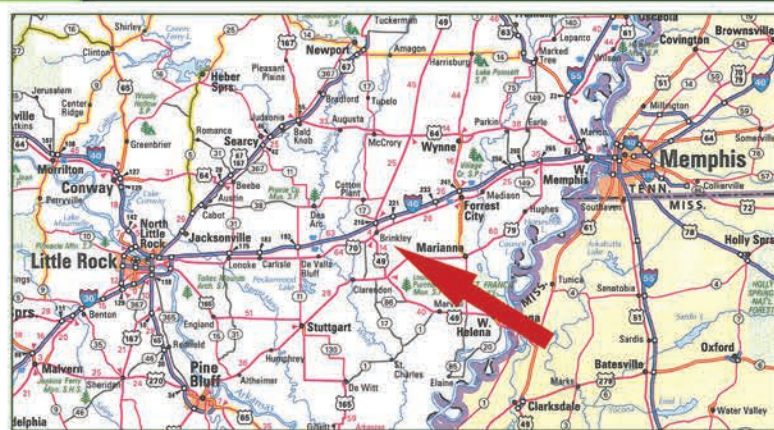
**TRACT 1** – 730± acres with 658± acres of productive tillable farm land. This tract features 7 wells of which 4 wells have Diesel power source and 3 with electric motors. The predominate soil texture of this tract is a silt loam of which almost all of this tract is irrigated

**TRACT 2** – 381± acres with 280± acres of productive tillable farm land. This tract includes 3 irrigation wells and one relief pump. Two of the 3 irrigation wells have electric motors and one diesel power source.

**TRACT 3** – 130± acres with 122± acres of tillable farmland. This tract of land is without an irrigation well. Water for irrigation is supplied from Tract #1 or Tract #2. The buyer of Tract #3 would need to drill a new irrigation well or purchase Tract #3 in combination with Tract #1 or Tract #2. This tract includes 60,000 bushels of grain storage with recently updated electrical panel and wiring. Home is not included.

**TRACT 4** – 500± acres with 470± acres of productive, tillable farmland. This tract includes (5) irrigation wells with (4) electric motors and (1) diesel power source, (1) 9-tower Valley center pivot (200± acres) and (1) relief.

*Tenant owns all diesel power units. Pump tests available on wells.*



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

800-451-2709 [www.schraderauction.com](http://www.schraderauction.com)

### AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts or as a total 1741 ± acre unit. There will be open bidding on all tracts and combinations during the auction. Bids on individual tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 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, 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:** 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.

**DEED AND TITLE INSURANCE:** Seller shall furnish at Seller's expense and shall execute and deliver at closing a Warranty Deed conveying the Property to Buyer, subject to the Permitted Exceptions. Seller shall also furnish at Seller's expense an owner's title insurance policy, in the amount of the purchase price, insuring marketable title to the Property, subject to all standard exceptions, conditions and requirements and subject to the Permitted Exceptions. Prior to closing, Buyer shall be entitled to receive a commitment for the issuance of such title insurance policy dated after the date of this Agreement (the "Final Title Commitment").

**CLOSING:** Closing shall be held on or before 30 days after auction (or as soon as possible thereafter upon completion of the Final Title Commitment and Seller's closing documents). The closing will be held at and/or administered by the office of the Title Company, or as otherwise mutually agreed. If Seller, acting in good faith, is unable for any reason to convey the Property at closing in conformance with the requirements (including title requirements) of this Agreement, Buyer may terminate this Agreement and receive the Earnest Money as Buyer's sole remedy, but only after providing to Seller written notice of, and a reasonable opportunity to cure, such non-conformance.

**COSTS OF CLOSING:** If a closing fee is charged by the closing agent, the closing fee shall be shared equally (50:50) between Buyer and Seller. Deed transfer taxes shall be shared between Seller and Buyer 50:50. Except as otherwise provided in this Agreement, Buyer shall be responsible for all other expenses associated with closing, including any expense associated with obtaining financing and/or recording expenses.

**POSSESSION & RENT:** Possession shall be delivered at closing, but subject to the rights of the existing tenant for the remainder of the 2013 crop year, including the tenant's right to harvest the existing crops. Seller shall collect and/or retain all farm rent for the 2013 crop year.

**TAXES:** Seller shall be responsible for the real estate taxes assessed for the calendar year 2013 (due in 2014) and all prior taxes. Buyer to pay all subsequent taxes.

**BOUNDARIES AND ACRES:** All boundaries and acres depicted in the marketing materials are approximations only. More information will be available upon completion of the preliminary survey.

**SURVEY:** A new perimeter survey of the entire auction property will be provided at Seller's expense. The cost of any additional surveys required by tract divisions will be shared 50:50 between Buyer and Seller.

**ESA INFORMATION:** See Agent.

**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., Tasabah & Associates, LLC and their respective agents and representatives are exclusively the 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 set forth 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 Seller/Agents. 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 Seller/Agents. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Seller/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 MARKETING MATERIAL OR ANY OTHER ORAL STATEMENTS MADE BY SELLER/AGENTS. "Seller/Agents" refers to and includes Seller, Schrader Real Estate & Auction Company, Inc., Tasabah & Associates, LLC and their respective agents, employees and representatives.

### INSPECTION DATE:

Thursday October 24th • 9am - 11am

Meet a Schrader Representative at the Grain Bin Site on Tract #3 for More Information.

