

4 miles south of Attica, IN
on SR 55 and US 41

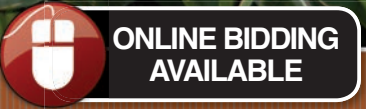
FOUNTAIN COUNTY, IN

340±
Acres
offered in 5 tracts

Land AUCTION

MONDAY, JANUARY 18 • 11:00 AM EASTERN

at the Beef House, 16501 N St. Rd. 63, Covington, IN (intersection of I-74 & SR 63)



800.451.2709 | www.SchraderAuction.com

- SOME EXCELLENT QUALITY SOILS
- PRODUCTIVE FARMLAND
- ALL TILLABLE EXCEPT FOR ROADS
- FRONTAGE ON US 41 AND SR 55



P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725

260-244-7606 • 1-800-451-2709

AUCTION MANAGERS:

Jim Hayworth 888-808-8680 • 765-427-1913 (Cell)
Matt Wiseman 866-419-7223 • 219-689-4373 (Cell)

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		30	31			



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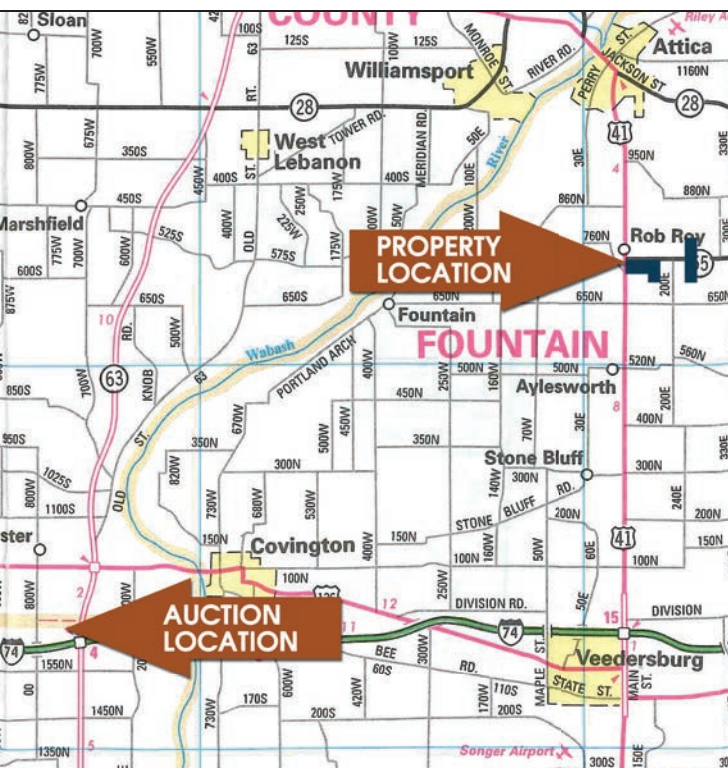
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FOUNTAIN COUNTY, IN

340± Land Auction

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AUCTION LOCATION:

Beef House - 16501 North St. Rd. 63, Covington, IN - at the intersection of I-74 & SR 63.

PROPERTY LOCATION:

From Attica, IN at the intersection (south side of Attica) of US 41 & SR 55; take US 41 & SR 55 approx. 4± miles south to the intersection of US 41 & SR 55; tracts 3, 4 & 5 are located on the south side of SR 55, tracts 1 & 2 are located approx. 1-1/2 miles east of US 41 and on SR 55; or at the intersection of US 41 & I-74 (Veedersburg, IN) take US 41 approx. 7 miles north to intersection of US 41 & SR 55, then take SR 55 east to auction tracts.

TRACT INFORMATION:

TRACT #1: 82± acre parcel of land with excellent quality soils. This tract is all tillable except for road frontage on SR 55.

TRACT #2: 63± acre tract of land with excellent quality soils. It is all tillable except for road frontage on SR 55 & CR 250 E.

TRACT #3: 81± acre parcel of land with quality soils and all tillable except for road frontage on SR 55.

TRACT #4: 57± acre tract of land also with quality soils and all tillable except for road frontage on SR 55.

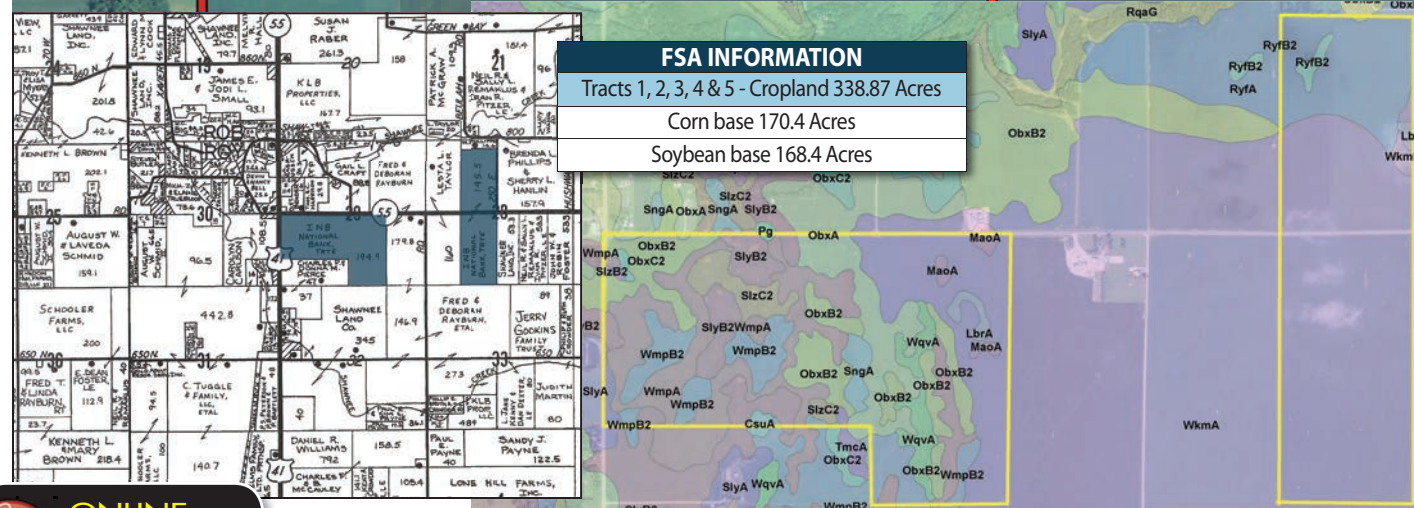
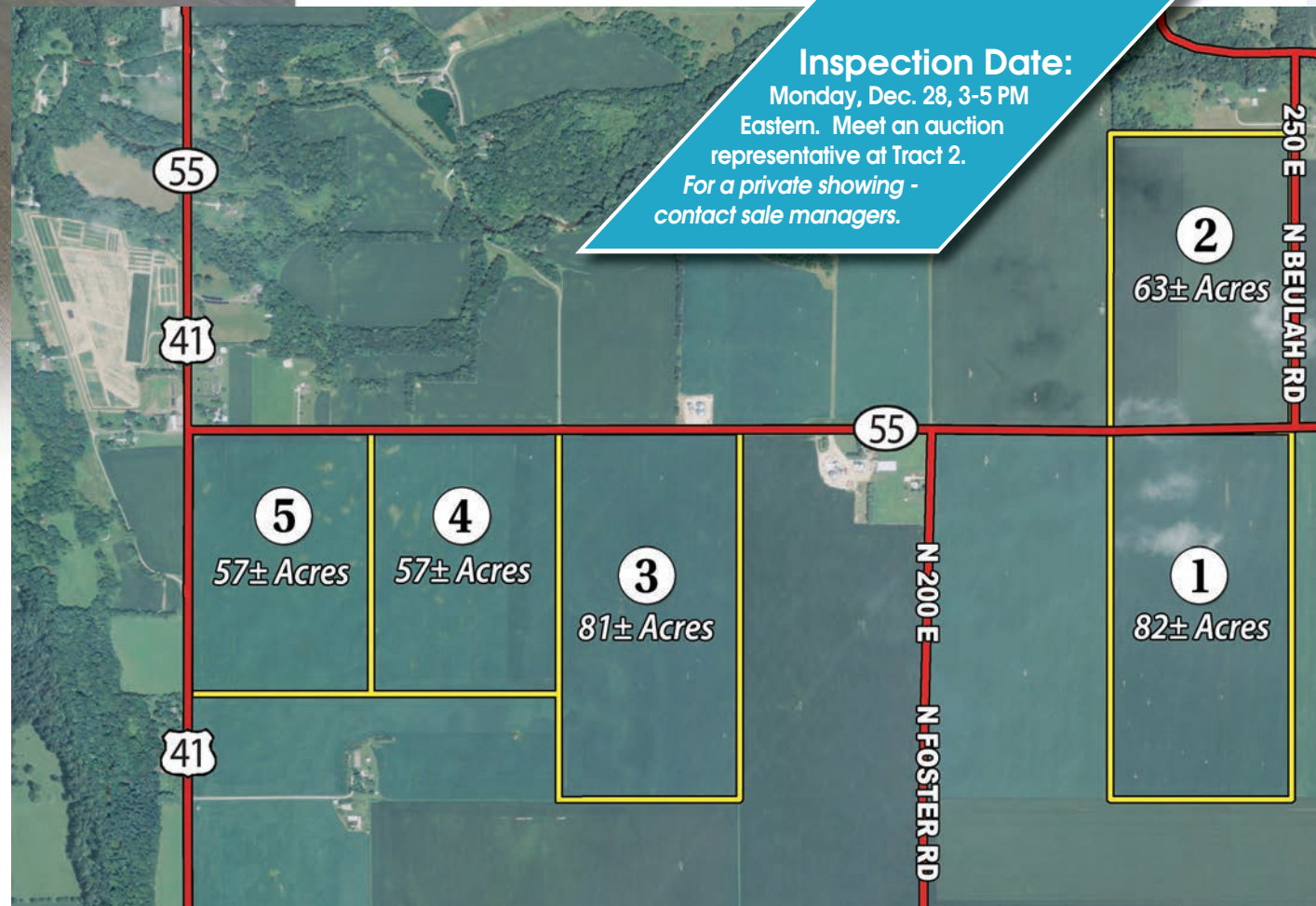
TRACT #5: 57± acre parcel of land also with quality soils and all tillable except for road frontage on SR 55 & US 41.

Real Estate Taxes 2014 - payable 2015
 Tracts 1 & 2: \$2574.55 / 6 mo. Tracts 3, 4 & 5: \$2798.78 / 6 mo.



ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

Inspection Date:
 Monday, Dec. 28, 3-5 PM Eastern. Meet an auction representative at Tract 2.
 For a private showing - contact sale managers.



Area Symbol: IN045, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c"	Corn	Pasture	Soybeans	Winter wheat
WkmA	Waupacan silt loam, 0 to 2 percent slopes	148.69	44.0%		le	158	11	52	78
WmpA	Wea loam, 0 to 2 percent slopes	42.52	12.6%		ils	145	10	47	73
RyFA	Rush silt loam, 0 to 2 percent slopes	29.43	8.7%		lw	155	10	54	77
ObxB2	Ockley silt loam, 2 to 6 percent slopes, eroded	28.76	8.5%		lle	132	9	46	65
WmpB2	Wea loam, 2 to 6 percent slopes, eroded	21.25	6.3%		lle	139	9	46	69
ObxA	Ockley silt loam, 0 to 2 percent slopes	18.29	5.4%		le	134	9	47	66
SlyB2	Silverwood silt loam, 2 to 6 percent slopes, eroded	17.92	5.3%		lle	95	7	33	48
SizC2	Silverwood loam, 6 to 12 percent slopes, eroded	8.21	2.4%		ille	86	6	30	43
WqvA	Westland silty clay loam, 0 to 2 percent slopes	7.53	2.2%		llw	174	12	49	69

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, and as a total 340± 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.

BUYER'S PREMIUM: The total contract purchase price will be the accepted bid amount plus a 2% buyer's premium.

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 Trustee's 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 of the farmland shall be at closing.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate taxes due and payable in 2016. 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 property tax information 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 acres 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.**

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

OWNER: Ethel Voris Scott Trust

