

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 126-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: 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 following 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 Trustee(s) Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable

title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of ownership share to be granted at closing, subject to a cash farm lease.

MINERAL RIGHTS: Seller shall convey 100% of the mineral rights they own. No warranty is being made as to mineral rights owned by the Seller.

CASH RENT LEASE: There is a cash rent lease paying \$250/acre annually, based on 103.84 acres. The lease has an expiration date of November 1, 2018 or as soon as the 2018 fall harvest is complete. Said lease shall be assigned to the Buyer(s). Cash rental income shall be prorated from March 2, 2017 to the date of closing. Additional information can be obtained by contacting the Auction Company.

CRP: There are three CRP contracts in place affecting a total of 3.28 acres. Buyer shall assume their responsibility of said CRP contracts. For additional information, contact the Auction Company.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with second installment of 2017 taxes due and payable in November of 2018 and thereafter. The 2016 taxes due 2017 are \$2,877.80.

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.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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. 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. Combination purchases will receive a perimeter survey only.

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.



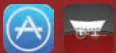
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JUNE 2017

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

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126[±]
acres

OFFERED IN 4 TRACTS

MACHINE SHED • NEARLY ALL TILLABLE • PRODUCTIVE SOILS

GREENE CO., IN *near Lyons*

REAL ESTATE

Auction **126[±]**
acres

OFFERED IN 4 TRACTS

ONLINE BIDDING AVAILABLE

• **MACHINE SHED**
• **NEARLY ALL TILLABLE** • **PRODUCTIVE SOILS**
• **CASH RENT LEASE WITH GOOD INCOME STREAM**

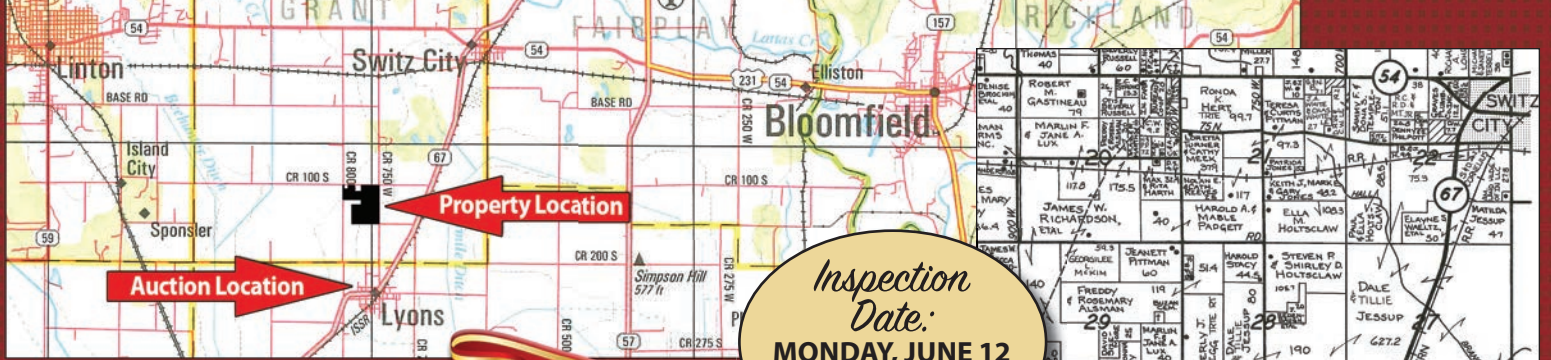
TUESDAY, JUNE 27 • 6:00 pm

At the Lyons Community Building, 600 West Broad Street, Lyons, IN 47443

GREENE CO., IN
near Lyons



SCHRADER
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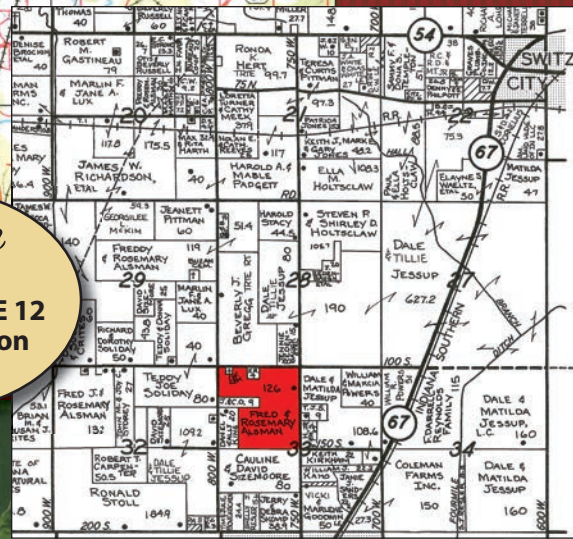


Inspection Date:
MONDAY, JUNE 12
10 am - 12 Noon
At the Farm

REAL ESTATE

Auction

near Lyons
GREENE CO., IN **126± acres**
TUESDAY, JUNE 27 · 6 pm



AUCTION LOCATION:
 Lyons Community Building, 600 West Broad Street, Lyons, IN 47443



PROPERTY DIRECTIONS:
 From the jct. of St. Hwy 67 & Co. Rd. 800W on the southwest side of Lyons, go north on Co. Rd. 800W 1.5 miles to Co. Rd. 100S, turn east & proceed to the property.

TRACT DESCRIPTIONS:

TRACT 1: 61± acres, nearly all tillable, fronting Co. Rd. 750W. There are wooded areas & a small pond.

TRACT 2: 33± acres, nearly all tillable, fronting Co. Rd. 750W and 100S. There is a machine shed measuring 40x80 with 12' eves.

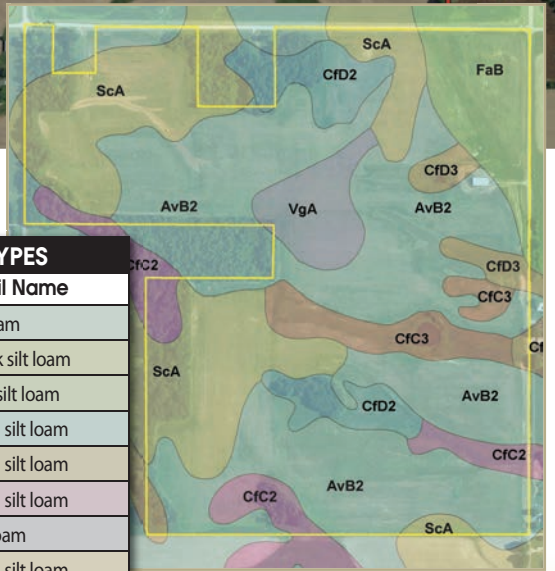


TRACT 3: 6± acres, a potential site to build on. There is good elevation, open tillable land and woods, fronting Co. Rd. 100S.

TRACT 4: 26± acres, mostly tillable with some wooded area on the west end along Co. Rd. 800W.

OWNER: Freddy J. Alsman Irrevocable Trust, Rosemary Alsman Irrevocable Trust

AUCTION MANAGER: Brad Horrall, 812-890-8255



SOIL TYPES	
Code	Soil Name
AvB2	Ava silt loam
ScA	Shakamak silt loam
FaB	Fairpoint silt loam
Cfd2	Cincinnati silt loam
Cfc3	Cincinnati silt loam
Cfc2	Cincinnati silt loam
VgA	Vigo silt loam
Cfd3	Cincinnati silt loam

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 Company at 800-451-2709.