

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** This property will be offered in 2 tracts.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 a Trustee's Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place around December 1,

2012. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.

**POSSESSION:** Possession is at closing, subject to tenants rights.

**REAL ESTATE TAXES:** Buyer will pay the 2013 taxes payable 2014 and the 2013 ditch tax if any.

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

**SURVEY:** The Sellers have provided a current survey of the property.

**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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19	20	21	22	23	24	25
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SchraderAuction.com

4 Miles Northwest of DeMotte, Indiana

# Land Auction **219<sup>±</sup>** Acres

Newton/Jasper County Line Offered in 2 Tracts

4 Miles Northwest of DeMotte, Indiana

# Land Auction

Newton/Jasper County Line

- Mostly Tillable Cropland
- Open Ditch with Good Drainage
- Excellent Location
- Good Road Frontage
- Abundant Wildlife



# 219<sup>±</sup> Acres

Offered in 2 Tracts

**ATTENTION!**  
Farmers & Investors

MONDAY, AUGUST 27 • 5PM CENTRAL







07/12/2012



07/12/2012



07/12/2012



07/12/2012

4 Miles Northwest of DeMotte, Indiana

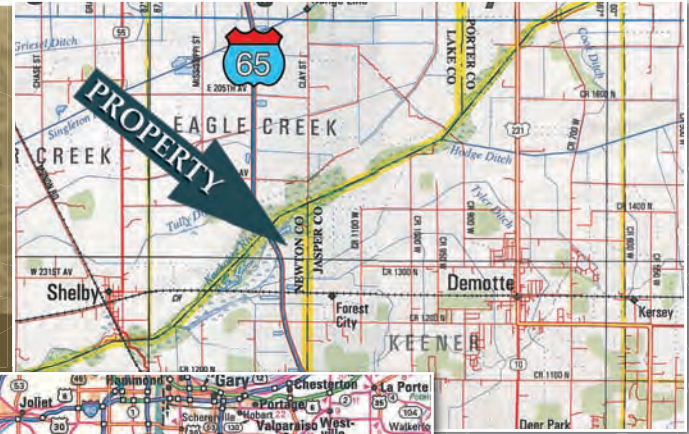
# Land Auction

Newton/Jasper County Line

# 219± Acres

Offered in 2 Tracts

## MONDAY, AUGUST 27 • 5PM CENTRAL



**AUCTION LOCATION:** DeMotte American Legion Post 440.

Located at 1011 15th St SE Demotte, IN 46310.

**PROPERTY LOCATION:** From DeMotte, IN at the intersection of US 231 & SR 10 (SR 10 goes south) (and south of Fieldhouse Ford), take 15<sup>th</sup> Street & CR 1200 N 4 miles west to Jasper/Newton County Line, then go north .7 mile to the property on west side of County Line Road.

*This farm has the unique opportunity of pumping water out of the field in spring time and retaining water in the summer.*

### TRACT DESCRIPTIONS:

**TRACT 1:** A 26.125 acre tract with 20.37 acres of tillable land. This tract has an open ditch on north and south side of this field. This tract has frontage on CR 600 E (Newton County) and CR 1200 W (Jasper County).

**TRACT 2:** This 192.861 acre tract of land with 170.66 acres of tillable land. Also this tract has an electric motor and pump to allow water into the Dehaan Ditch and several small open ditches. This tract has frontage on Dehaan Ditch and CR 600 E.

**Real Estate Taxes:** 2011 Pay 2012

\$21 - \$23/Ac.

**OWNERS:** G. David Van Keppel

& Michelle Van Keppel

**SALE MANAGER:** Jim Hayworth

888-808-8680 or 765-427-1913

### FSA INFORMATION:

<b>Farm #3143</b>	<b>Cropland 191 Ac.</b>	
<b>Crop</b>	<b>Base Ac.</b>	<b>CC Yield</b>
Corn	155.3 Ac.	143 Bu.
Soybeans	35.7 Ac.	53 Bu.
Typical Yield Per Owner 180+ Bu.		

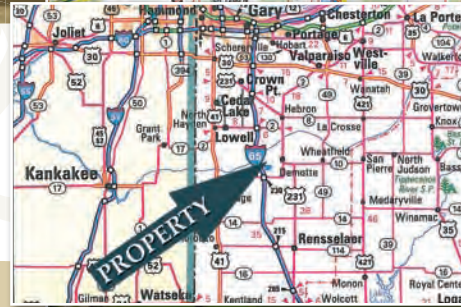


# SCHRADER

## 800-451-2709

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Pump - Tract #2

07/12/2012



07/06/2012



Open Ditch

07/12/2012