

Held at the Clinton Co. 4-H Bulding - Frankfort, IN

**Monday, October 22 - 6PM (EST)**

- 156± Tillable Acres
- Income Producing Investment
- Outbuildings & Pasture

**204.58± Acres**



**Michigan town, Indiana  
Clinton County**

**800.451.2709**  
SchradlerAuction.com



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OCTOBER 2012

AUCTIONEER: Rex Schradler #AU01005815, AU19700077  
Schradler Real Estate & Auction Company, Inc. #AC63001504

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SCHRADER REAL ESTATE & AUCTION CO., INC.

**SCHRADER**  
Real Estate and Auction Company, Inc.

**204.58± Acres**

**Clinton Co., Indiana**

**INDIANA FARM AUCTION**

**Michigantown, Indiana**

**Clinton County**



# INDIANA FARM AUCTION

**156± Tillable Acres • Income Producing Investment  
Outbuildings & Pasture**

**204.58± Acres**



### Excellent Location

- 6 Miles Northeast of Frankfort
- 27 Miles North of Indianapolis
- 16 Miles Southwest of Kokomo

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# INDIANA FARM AUCTION

## CLINTON COUNTY, INDIANA

- 156± Tillable Acres
- Income Producing Investment
- Outbuildings & Pasture

# 204.58± Acres

## Monday, October 22 • 6PM (EST)

**DIRECTIONS TO FARM:** Immediately southeast of Michigantown Indiana along State Road 29 & East County Road 200N. Or North of the intersection of SR 28 & SR 29 two and half miles, farm is situated on the east side of SR 29

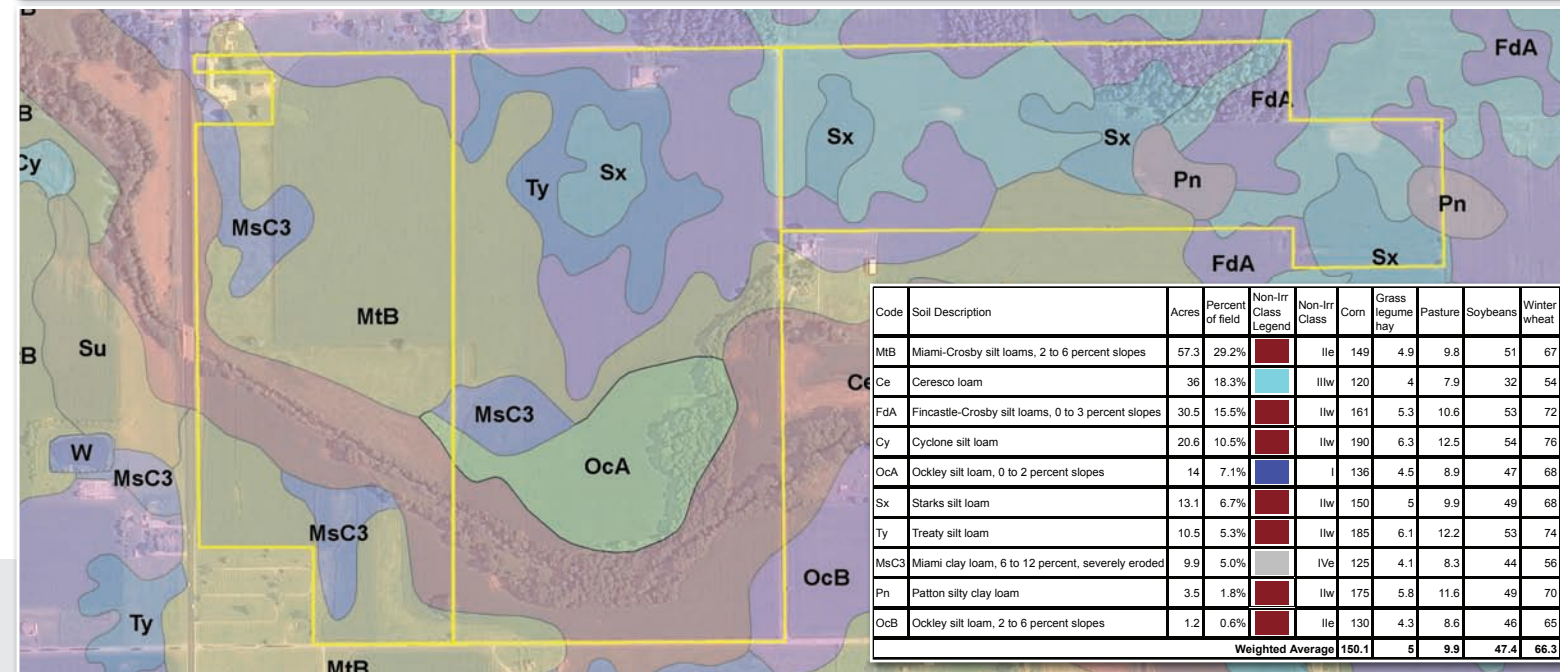
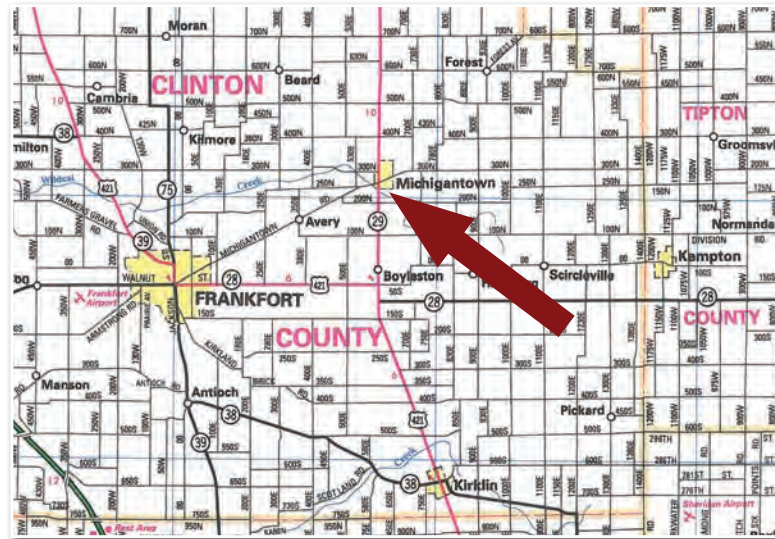
**AUCTION LOCATION:** Clinton County 4-H Building, Frankfort, In. 1701 South Jackson St., Frankfort, IN 46041

**AUCTIONEER'S NOTE:** The farm consists of predominately Miami, Fincastle, Ceresco & Cyclone soils.

**TRACT 1:** 53.23 ± acres – 46.3 tillable acres with 800' of road frontage on CR 650E. Predominant soils; Cyclone, Miami-Crosby & Fincastle-Crosby soils

**TRACT 2:** 88.86 ± acres – 68.53 tillable acres with 800' of frontage on CR 650E & over 1200' of frontage along CR 250N outbuildings, some rolling pasture, creek and wooded area. Predominant soils; Miami-Crosby, Fincastle-Crosby and Cyclone & Treaty soils

**TRACT 3:** 62.49 ± acres – 41.97 tillable acres, pasture and small outbuilding. 640' of frontage along the south side of creek, deeded access situated on the north side of Library for agricultural access to northern half of tract. Predominant soils; Miami-Crosby, Ceresco.



### INSPECTION DATES:

Saturday, September 29 • 9-11am

Saturday, October 13 • 9-11am

Monday, October 22 (Sale Day) • 4-5pm

Meet a Schrader representative at the farm

**OWNER:** Steven L. Avery & Patricia A. Flynn

**AUCTION MANAGERS:**

Todd Freeman - 765-414-1863 (cell)

Bill Haworth – 866-344-5144 (toll free)

**SCHRADER**  
Real Estate and Auction Company, Inc.

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Call 1-800-451-2709 with questions.

### TERMS AND CONDITIONS

**PROCEDURE:** This property will be offered in 3 individual tracts, combination of tracts, or as a total 204.58± acre unit. The property will be sold in the manner resulting in the highest total sale price.

**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.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. 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.

**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the high bid(s) to determine the Contract Purchase Price.

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about November 21, 2012 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.

**POSSESSION:** Possession shall be given at closing, subject to Tenant's Rights to harvest the existing crop. Possession of the improvements will be immediately upon closing.

**REAL ESTATE TAXES:** Buyer shall assume the 2013 real estate taxes due in 2014. Buyer shall assume any Ditch Assessments due in 2013 and thereafter.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

**FSA INFORMATION:** The Clinton County FSA Office shall make all acreage and base yield determinations.

**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, if any.

**SURVEY:** Current legal descriptions shall be used to convey the property. Any need for a new survey will be determined solely by the Sellers. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers. The adjustments will be made only on tracts or combination of tracts that do not contain improvements.

**AGENCY:** Schrader Real Estate and 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 Sellers 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**