

Terms & Conditions

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 116 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: Real Estate 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, cashiers 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.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated 30-45 days after auction.

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.

REIMBURSEMENT: Buyer shall reimburse seller for fall tillage

and fertilizer application. Contact auction manger for details.

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

DEED: Sellers shall provide Warranty Deed.

POSSESSION: Buyer shall have immediate possession of the tillable land. Possession of the cattle facility will be at closing.

TRACT DIVISIONS: Any tract divisions are subject to the final approval of the Wells County Planning Commission.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Except for the cattle facility and 8 acres, closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.


EASEMENTS: Sale of the property is subject to any and all easements of record.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 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 the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

 **SCHRADER**
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725
#AC63001504 #AU01005815 #AU09200264

APRIL 2013						
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				

AUCTION MANAGER:
Al Pfister 260-824-5850, 260-760-8922
e-mail: auctions@schraderauction.com

800.451.2709

SchraderAuction.com



Land & Cattle Facility Auction

116 acres

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Wells County, Liberty Township
3 miles south of Liberty Center, IN

- 102± TILLABLE ACRES
- 700 HEAD CATTLE FEEDING FACILITY
- SOUTHWEST OF BLUFFTON

Land & Cattle Facility Auction

Tuesday
April 30 • 6pm

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3 miles south of Liberty Center, IN

116
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PROPERTY LOCATION:

Tracts 1&2: 3 miles South of Liberty Center at the corner of SR 218 & CR 300 W (Old SR 303). Tracts 3&4: located on SR 218, 1.5 miles west of Tracts 1&2.

AUCTION LOCATION:

Wells County 4-H Park Community Center. 1240 S. 4-H Road, Bluffton, IN. Located on the south edge of Bluffton, west of SR 1.

TRACT DESCRIPTIONS:

TRACT 1: 40± Acres with 37.48 acres tillable. Soils are Milford, Pewamo & Del Rey-Blount.

TRACT 2: 36± Acres with approximately 34 acres tillable. Soils are Milford, Del Rey-Blount & Glynwood.

TRACT 3: 32± Acres with approximately 31 acres tillable. Soils are Pewamo & Del Rey-Blount.

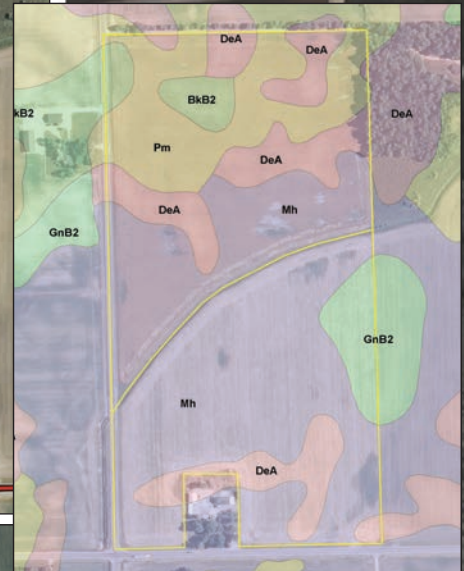
TRACT 4: 8 Acres with 700 head cattle feeding facility.

- (2) Barns built in 2009, 40' x 320' each with 40' x 42' manure storage facility
- 40' x 64' cattle working barn with load out chute
- 4 bay commodity barn
- 75' x 140' bunker pad
- (2) 6" constant pressure wells

Possession for
2013 crop year



INSPECTION DATE:
April 13 • 10am - 12 Noon



OWNER: JERROD & RICK MOUNSEY

Auction Manager: Al Pfister
260-824-5850, 260-760-8922
(cell)



260-244-7606 • 800-451-2709

www.schraderauction.com