

LAND AUCTION

Benton County, Indiana
4096 E 300 S, Oxford, IN

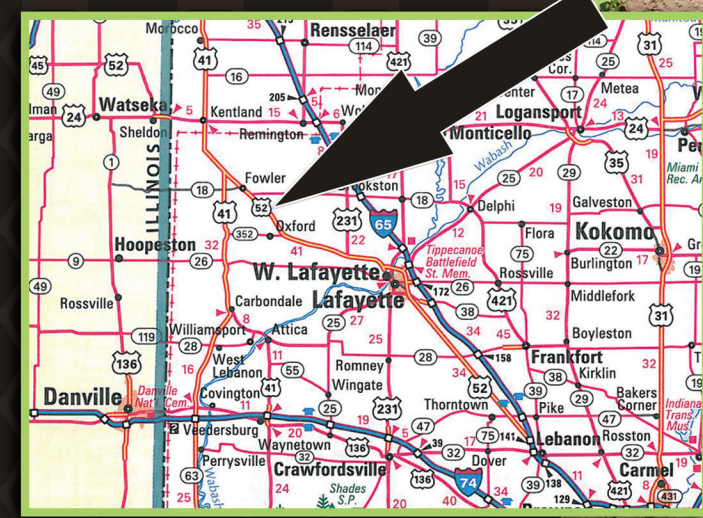


- Highly Productive Tillable Land
- 4 BR Home & Buildings on 2.5 Acres
- Adjoins Benton Central High School
- Northwest of Lafayette - Just off SR52
- Oak Grove & Center Townships



Tuesday, August 6 • 6pm
at the Benton Central High School Cafeteria

343.5± Acres
OFFERED IN 6 TRACTS



SCHRADER
Real Estate and Auction Company, Inc.
800-659-9759
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SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
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www.schraderauction.com

SUN	25	26	27	28	29	30	31
MON	18	19	20	21	22	23	24
TUE	11	12	13	14	15	16	17
WED	4	5	6	7	8	9	10
THU	1	2	3				
FRI							
SAT							

AUGUST 2013

SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725
AUCTION MANAGERS: Gannon Troutner &
Gary Bailey 800-659-9759 • 574-354-7822
AU09200000 / AC63001504

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4096 E 300 S, Oxford, IN

Tuesday, August 6 • 6pm
at the Benton Central High School Cafeteria

PROPERTY LOCATION: 4096 E 300 S, Oxford, IN, 20 miles northwest of West Lafayette or 5 miles southeast of Fowler on US 52 to SR 55 & CR 300 South at Benton Central Schools. Turn east for Tracts 4-6, continue east to CR 500 E then turn south for Tracts 1-3.
AUCTION LOCATION: Auction Held at the Benton Central High School Cafeteria, Oxford, IN, on the west edge of the farm.

TRACT DESCRIPTIONS:

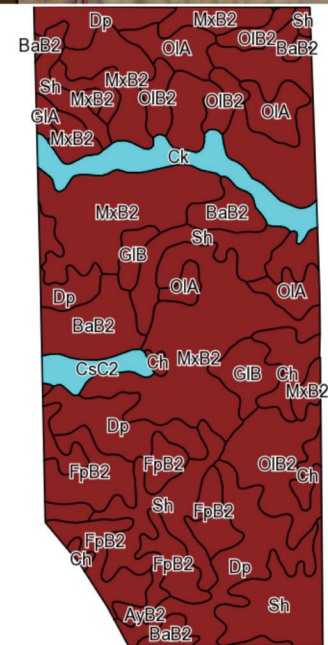
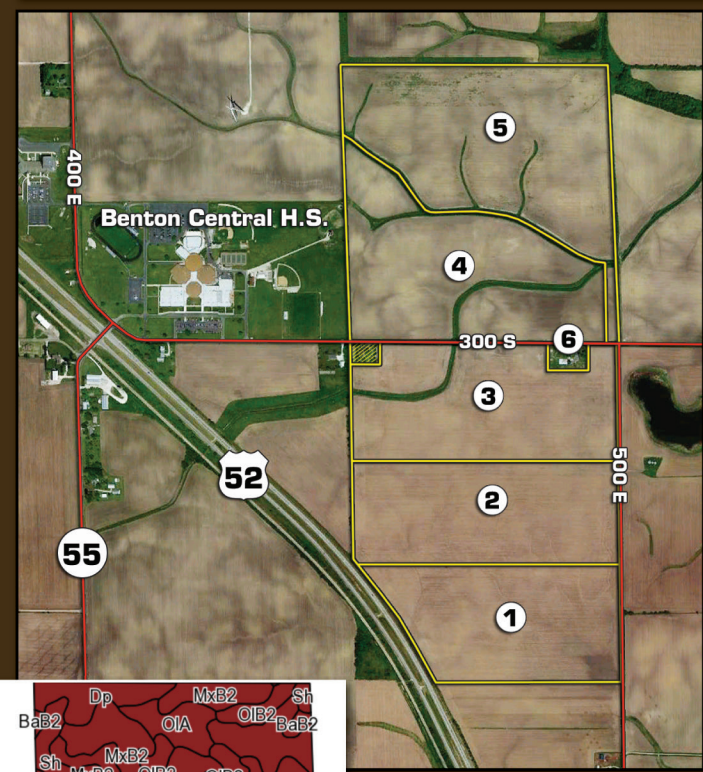
- TRACT #1:** 58± Acres, all tillable, productive land. On CR 500 E.
- TRACT #2:** 60± Acres, all tillable, productive land. On CR 500 E.
- TRACT #3:** 61± Acres, all tillable, productive land. On CR 500 E and CR 300 S.
- TRACT #4:** 78± Acres, all tillable, productive land, with water ways & open ditch. On CR 300 S.
- TRACT #5:** 84± Acres, all tillable productive land, water ways and open ditch. With 50 feet of road frontage on CR 300 S.
- TRACT #6:** 2.5 Acres, Country home, with hard-wood floors, 4 bedrooms, 2 full baths, kitchen, living room and family room. Full basement with summer kitchen & laundry with outside exit, water filtration system, gas forced air furnace and central air. Detached garage & barn with lots of room for storage or livestock. Close to schools and US 52 on CR 300 S.

OWNER: THE MARY RUTH WILKINSON ESTATE
SALE MANAGERS: Gannon Troutner 800-659-9759, or call Gary Bailey 574-858-2859

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INSPECTION DATES:
Sunday, June 30 • 2-3:30PM
Monday, July 1 • 4-5:30PM



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Wheat
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	109.3	32.0%	145	4.8	9.6	49	65
Sh	Selma silty clay loam, till substratum	45.7	13.4%	175	5.8	11.6	49	70
Dp	Darroch silt loam, till substratum	43.2	12.6%	165	5.4	10.9	51	74
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	30.2	8.8%	150	5	9.9	49	68
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	28.7	8.4%	160	5.3	10.6	49	72
BaB2	Barce loam, 2 to 6 percent slopes, eroded	20.2	5.9%	150	5	9.9	49	68
OIA	Odell silt loam, 0 to 2 percent slopes	17.6	5.1%	165	5.4	10.9	51	74
Ck	Comfrey silty clay loam, sandy substratum, occasionally flooded	14.9	4.4%	150	5	9.9	39	60
Ch	Chalmers silty clay loam	14.2	4.1%	190	6.3	12.5	54	76
GIB	Gilboa silt loam, 2 to 4 percent slopes	9.1	2.7%	165	5.4	10.9	51	74
CsC2	Corwin silt loam, 6 to 12 percent slopes, eroded	5.2	1.5%	140	4.6	9.2	46	63
AyB2	Ayr variant fine sandy loam, 2 to 6 percent slopes, eroded	2.5	0.7%	150	5	9.9	49	68
GIA	Gilboa silt loam, 0 to 2 percent slopes	1.3	0.4%	165	5.4	10.9	51	74
Weighted Average				157.2	5.2	10.4	49.1	68.8

Highly Productive Tillable Land!



TERMS & CONDITIONS
PROCEDURE: Tracts 1-6 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations of tracts during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.
BUYER'S PREMIUM: A 2% buyer's premium will be added to all final bids to determine the contract purchase price.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, 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.
APPROVAL 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.
DEED: Seller shall provide a Personal Representatives deed.
EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place 30 days after proof of merchantable title.
POSSESSION: At closing, 30 days after closing on house, after harvest of crops on tillable land.
REAL ESTATE TAXES: Seller pays 2012 taxes due in 2013. Buyer shall pay all taxes thereafter.
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.
SURVEY: Any survey costs incurred shall be shared 50-50 between the Buyer(s) and Seller.
EASEMENTS: The sale of the property is subject to any and all easements of record.
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