

SCHRADER
Real Estate and Auction Company, Inc.

- 205+ FSA TILLABLE ACRES
- GREAT SOIL TYPES - Cyclone, Crosby & Celina Soils
- INVESTMENT QUALITY! Located in Top Farm Area
- 5 Miles east of NEW CASTLE, IN
- 40 MINUTES TO INDIANAPOLIS

Tracts Ranging from 37 - 105 Acres
at 6 PM
Thursday, October 10th

New Castle, IN • Henry County • Liberty Twnsp



877-747-0212
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OCTOBER 2013



Follow us on:
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 765-969-0401 • 1-877-747-0212
AUCTION MANAGER: Andy Walther
 300 N. Morton Avenue
 Centerville, IN 47330
 260-244-7606 • 800-451-2709
 950 North Liberty Dr., Columbia City, IN 46725
SCHRADER
 Real Estate and Auction Company, Inc.

LAND AUCTION
3 Tracts
208± Acres

New Castle, IN • Henry County
Liberty Twnsp



New Castle, IN • Henry County • Liberty Twnsp
Thursday, October 10th, 6 PM
 Tracts Ranging from 37 - 105 Acres

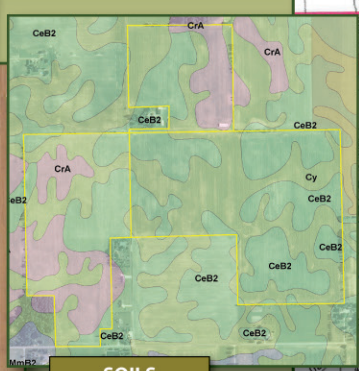
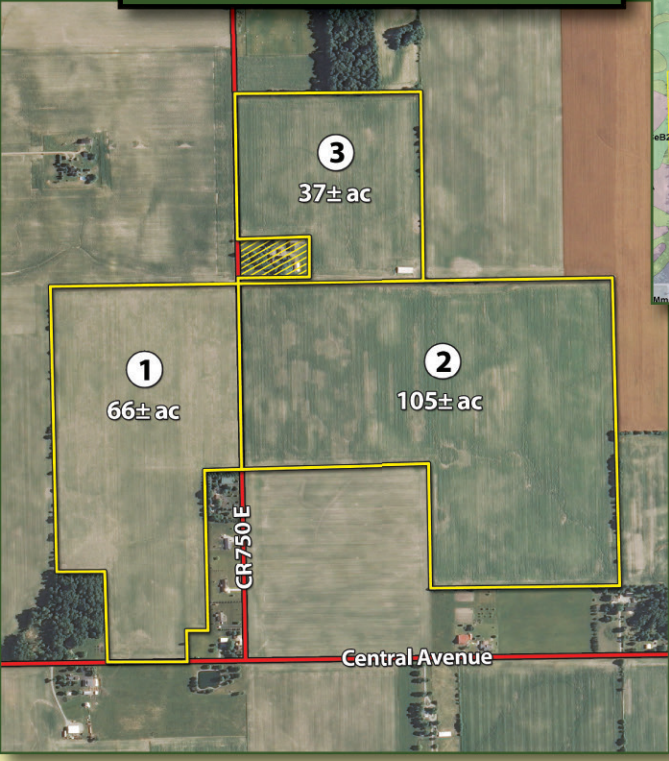
The FOULKE FARM presents an excellent opportunity to own QUALITY.
 Nearly all Tillable land with some of the BEST soil types in the area.

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- 40 MINUTES TO INDIANAPOLIS

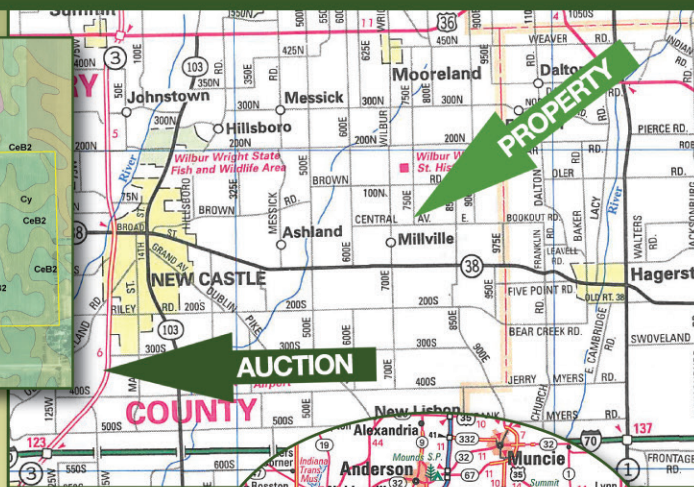
PROPERTY LOCATION: From New Castle, East on Hwy 38 about 7 miles to Wilbur Wright Road. Then north (left) 1 mile to Central Ave. Turn right ½ mile to the farm on left. Farm has frontage on Central Avenue and CR 750 E. From I-70 at the New Lisbon Exit head north ¼ mile and turn right and back left after crossing the railroad tracks. Follow Wilbur Wright Road approx. 5 miles north to Central Ave. Located in Section 11 of Liberty Twnp. Henry Co. Nettle Creek Schools.

AUCTION SITE: The RAIN TREE CENTER, 3637 South SR 3, New Castle. On the south side of New Castle, travel south on SR 3 past Wal-Mart to South TSC Road (also CR 350S), turn right then immediately right again to facility on the left.

INSPECTION TIMES:
 Tuesday Sept. 24th, 10 AM – 11 AM
 Tuesday Oct. 1st, 10 AM – 11 AM



SOILS	
Symbol	Name
Cy	Cyclone
CeB2	Celina
CrA	Crosby



TRACT DESCRIPTIONS:
(All Acreages are Approximates)
TRACT 1: 66+- ACRES nearly all tillable w/frontage on Central Avenue and CR 750 East. Currently farmed as one field. Quality tract with Cyclone and Crosby soils.
TRACT 2: 105+- ACRES nearly all tillable w/frontage on CR 750 E. Nice large, level field for easy farming operation. Premium soil types for the area. Nettle Creek Schools.
TRACT 3: 37+- ACRES nearly all tillable. This tract has an older open-faced building currently used for machinery storage. Frontage on CR 750 E. Combine with Tract 2 for 142 acres of contiguous land. Excellent soils.



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OWNER: Donn E. and Marcia K. Foulke Revocable Living Trust
Auction Manager: Andy Walther • 765-969-0401
For Information Call 1-877-747-0212 • 765-969-0401

AUCTION TERMS & PROCEDURES
PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 208+- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
DOWNPAYMENT: 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, 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: 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.

EVIDENCE OF TITLE: The Seller will provide Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).
DEED: Seller shall provide a Trustee's Deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before November 10th, 2013.
POSSESSION: Possession will be delivered at closing subject to 2013 tenants farming rights. Buyer to receive 2014 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the tax payment due for the year 2014 pay 2015. Seller will pay all taxes due and payable for 2013 pay 2014.
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. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.
EASEMENTS & LEASES: 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.
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.
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