

FOUNTAIN COUNTY INDIANA

LAND AUCTION

189[±] Acres

98% Tillable Farmland

Offered in 2 Tracts

SCHRADER
Real Estate & Auction Co., Inc.

WEDNESDAY APRIL 2 - 1 PM

Held at the Covington Beef House - Covington, IN

- 3 Miles Northeast of Covington, IN
- 186.41± Tillable Acres
- Available for 2014 Spring Planting!

FOUNTAIN COUNTY INDIANA

LAND AUCTION

189[±] Acres

Offered in 2 Tracts

- 3 Miles Northeast of Covington, IN
- 12 Miles East of Danville, IL
- 60 Miles West of Indianapolis, IN

ONLINE BIDDING AVAILABLE

FOUNTAIN COUNTY INDIANA

LAND AUCTION

189[±] Acres

98% Tillable Farmland

SCHRADER
Real Estate & Auction Co., Inc.

950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:
Todd Freeman 765-414-1863 (cell)
765-379-3567 (office)
Keith Lineback 574-286-2622 (cell)
866-654-LAND (5263)
AC63001504; AU10300062

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800-451-2709

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

APRIL 2014

98% Tillable Farmland

- 186.41± Tillable Acres
- Top Quality, Highly-Productive Soils
- Excellent Road Frontage
- 10,000 Bushel Grain Storage
- Available for 2014 Spring Planting!

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WEDNESDAY APRIL 2 - 1 PM

Held at the Covington Beef House - Covington, IN

FOUNTAIN COUNTY INDIANA

LAND AUCTION 189.79± Acres

98% Tillable Farmland

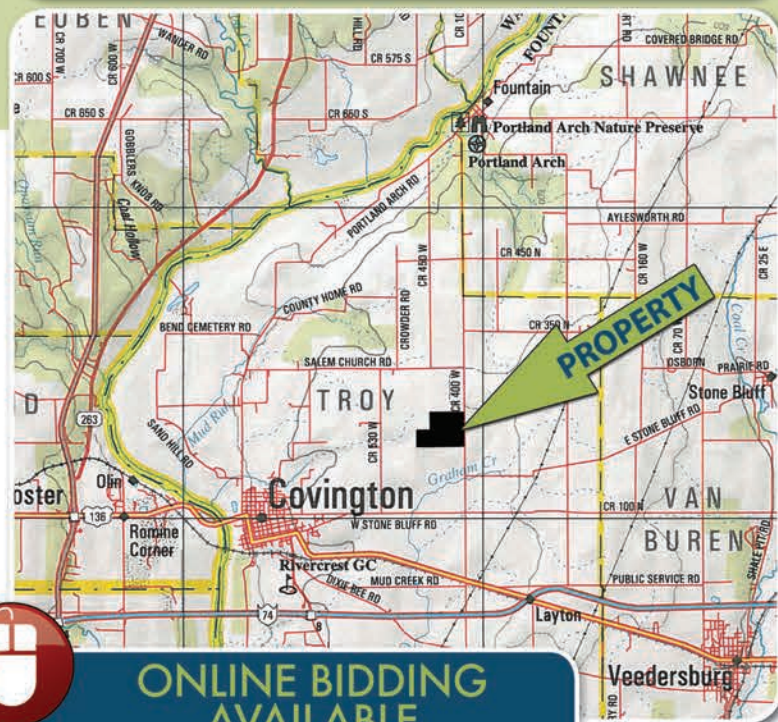
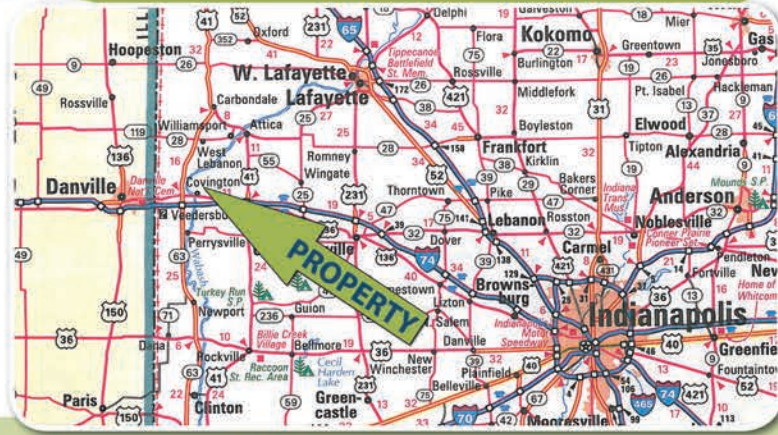
WEDNESDAY APRIL 2 - 1 PM

Offered in 2 Tracts

DIRECTIONS TO FARM:

FROM THE EAST: At the intersection of I-74 & State Road 41, travel north one mile to County Road 100N, turn West and travel 5 miles to County Road N 400W, turn north and the farm is situated on the west side of the road.

FROM THE WEST: At the intersection of I-74 & State Road 63, travel north a mile and a half to County Road W 1200S, turn East and drive through Covington Indiana, road turns into Stone Bluff Road, follow approximately 3 miles to County Road N 400W, turn north and the farm is situated on the west side of the road.

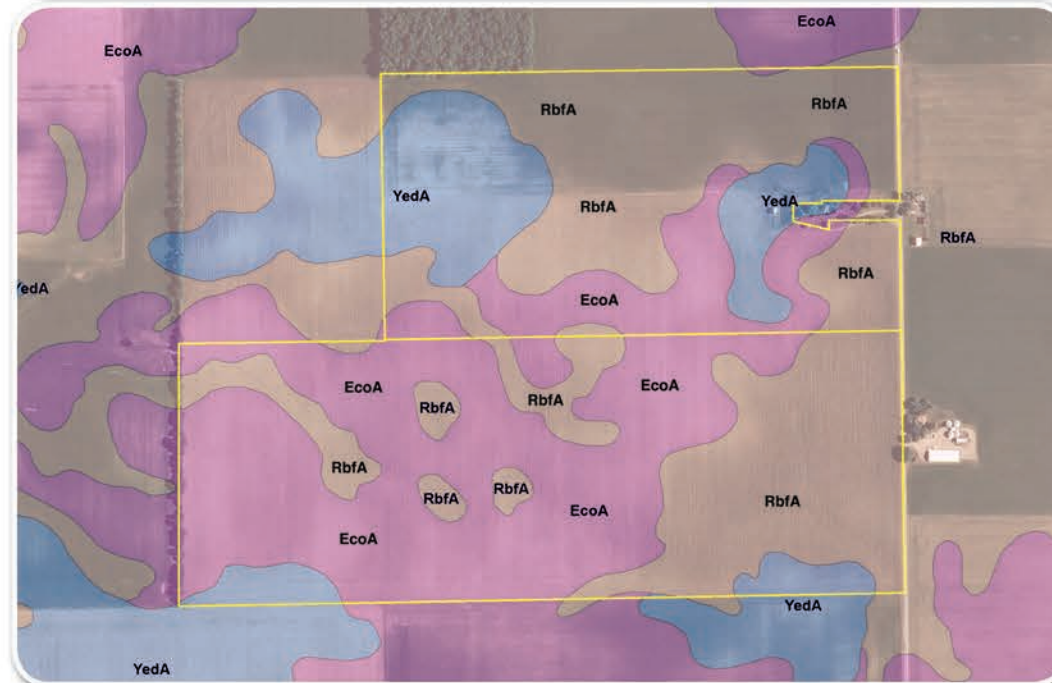
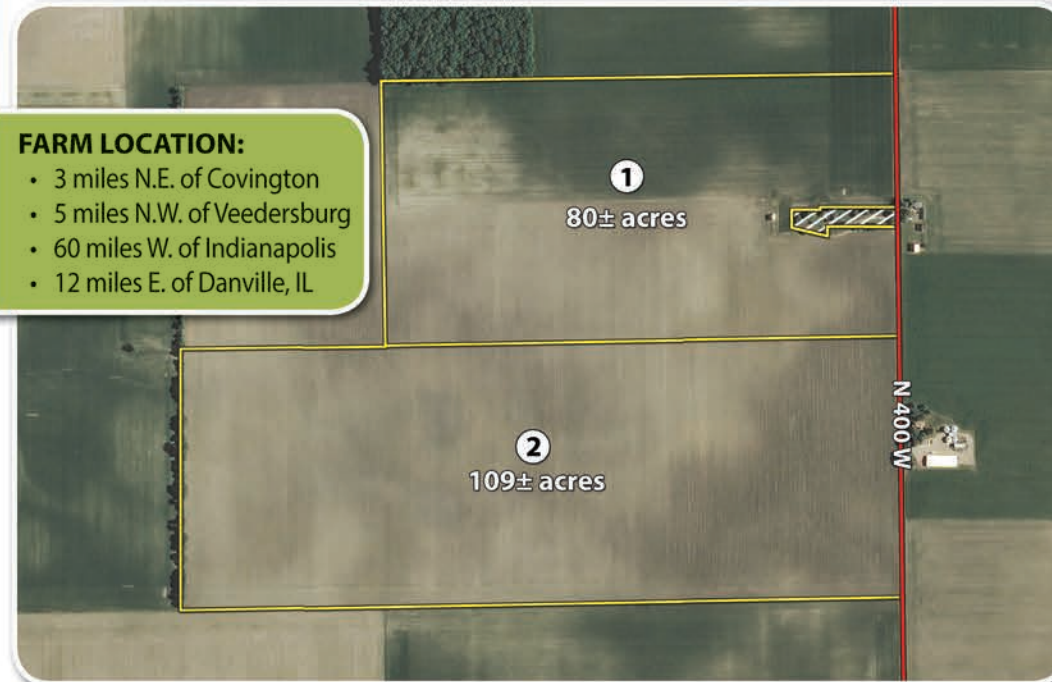


ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must register 1 week in advance of the auction to bid online. For information on registering, call Kevin Jordan at Schrader Auction Company - 800-451-2709.

FARM LOCATION:

- 3 miles N.E. of Covington
- 5 miles N.W. of Veedersburg
- 60 miles W. of Indianapolis
- 12 miles E. of Danville, IL



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
RbFA	Ragsdale silty clay loam, 0 to 1 percent slopes	83.87	44.2%	190	6.3	12.5	54	76
EcoA	Edwardsville silt loam, 0 to 2 percent slopes	80.11	42.2%	180	5.9	11.9	56	81
YedA	Yeddo silt loam, 0 to 2 percent slopes	25.82	13.6%	170	5.6	11.2	56	77
Weighted Average				183.1	6	12.1	55.1	78.2

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 2 individual tracts, combination of tracts, or as a total 189.79± 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. Immediate possession is available to the winning bidder(s) with 20% down payment on the day of the auction. 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 May 2, 2014 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. Immediate possession is available to the winning bidder(s) with 20% down payment on the day of the auction. Possession of the grain bin will be June 1, 2014.

REAL ESTATE TAXES: Buyer shall assume 2014 taxes payable in 2015. Buyer shall assume any Ditch Assessments due in 2014 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 Fountain 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.**



AUCTION LOCATION: Covington Beef House "Oak Room", 16501 N State Road 63, Covington IN. 47932

AUCTIONEER'S NOTE: The farm will be immediately available for the 2014 planting season.

TRACT DESCRIPTIONS:

TRACT 1: 80± acres – 77.78 tillable acres with 1100' of road frontage on County Road N 400W. Also on this tract is a **10,000 bu. grain bin** with electric & LP tank. Predominant soils are Ragsdale (RbFA) & Edwardsville (EcoA) across the tract.

TRACT 2: 109± acres – 108.63 tillable acres with 1200' of road frontage on County Road N 400W. Predominant soils are Ragsdale (RbFA) & Edwardsville (EcoA) across the tract.

OWNER: Mona Witt, Susan Witte & Paula Freeman
Call 1-800-451-2709 with questions or auction managers.

AUCTION MANAGERS:

Todd Freeman 765-414-1863 (cell) • 765-379-3567 (office)
Keith Lineback 574-286-2622 (cell) • 866-654-LAND (office)

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INSPECTION DATES:
Meet a Todd or Keith at the farm on:
Wednesday, March 12th • 4-6PM
Saturday March 22nd • 11AM - 1PM

