

Held at the Benton County Country Club - Fowler, IN
Thursday, November 13 • 6pm



In 3 Tracts

350± Acres

- Chalmers Silty Clay Loam - Predominate Soil Type
- Productive Farmland
- Near Boswell, IN
- Large Contiguous Field

AUCTION

INDIANA FARMLAND
 West of Boswell
 Benton County

800.451.2709
 www.SchraderAuction.com

NOVEMBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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				4	5	6
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				25	26	27
				28	29	30

AUCTIONER: Rex D. Schrader II #AC63001504; AU09200182

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350± Acres
 In 3 Tracts

AUCTION
 Benton County
 INDIANA FARMLAND

SCHRADER
 Real Estate and Auction Company, Inc.
 950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 or 800-451-2709

West of Boswell

Benton County

INDIANA FARMLAND AUCTION

350± Acres

Prime Tillable Farmland

in 3 Tracts

- Chalmers Silty Clay Loam - Predominate Soil Type
- Productive Farmland
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350± Acres

in 3 Tracts

AUCTION LOCATION: Benton County Country Club - Fowler, IN. 3 blocks west of the intersection of US Hwy. 52 and St. Rd. 18 on St. Rd. 18.

Address: 602 West 4th Street, Fowler, IN

PROPERTY LOCATION:

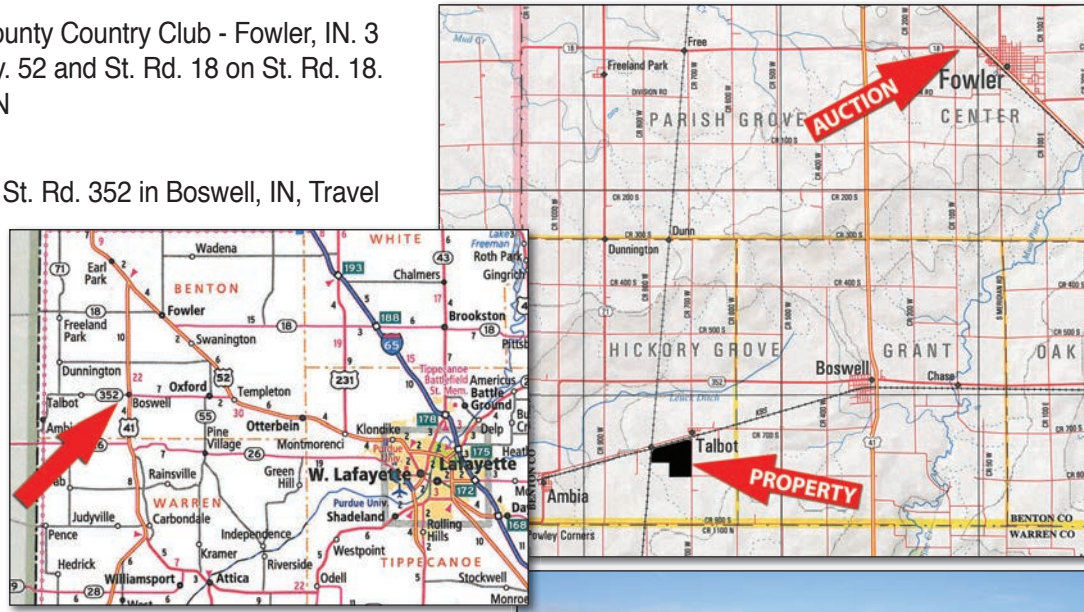
From the intersection of US Hwy. 41 and St. Rd. 352 in Boswell, IN, Travel west on St. Rd. 352 for 4 miles to Co. Rd. 700 West then turn south (left) and go 1.2 miles to the farm on the right side of the road.

TRACT DESCRIPTIONS:

TRACT 1: 106± acres of productive farmland. Level, prime farmland capable of producing excellent corn & soybean yields. the quality of soils can be seen in the photo on the right.

TRACT 2: 84± acres of productive farmland with a metal grain bin. Excellent soils in a prime farming area.

TRACT 3: 160± acres of productive farmland with easy access from Co. Rd. 700 West. Chalmers silty clay loam is the predominate soil type on this tract. This is an excellent tract. Be prepared to bid your price.



Quality Soils

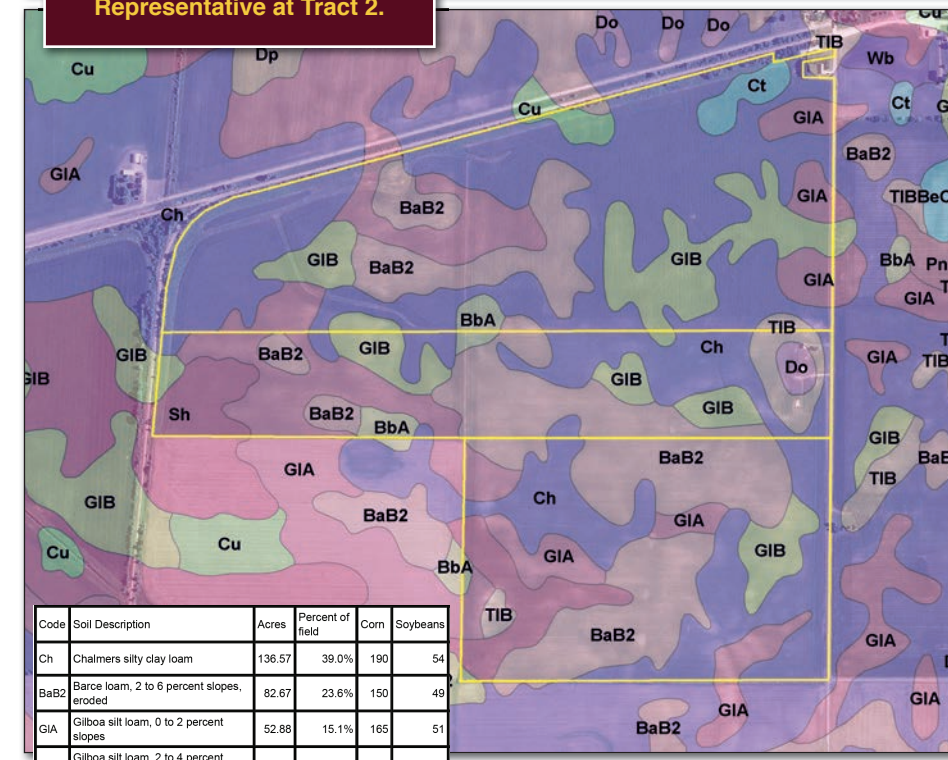


ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register by **November 6th** to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



INSPECTION DATE:
Wednesday, October 29th
3:00PM - 5:00PM
Meet a Schrader Representative at Tract 2.



Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Ch	Chalmers silty clay loam	136.57	39.0%	190	54
BaB2	Barce loam, 2 to 6 percent slopes, eroded	82.67	23.6%	150	49
GIA	Gilboa silt loam, 0 to 2 percent slopes	52.88	15.1%	165	51
GIB	Gilboa silt loam, 2 to 4 percent slopes	40.55	11.6%	165	51
Sh	Selma silty clay loam, till substratum	17.24	4.9%	175	49
TIB	Tippecanoe silt loam, 2 to 4 percent slopes	7.23	2.1%	145	47
BbA	Barce silt loam, 0 to 2 percent slopes	4.77	1.4%	155	51
Ct	Crane silt loam	3.75	1.1%	165	51
Weighted Average				171.1	51.5



AUCTION TERMS & CONDITIONS:

PROCEDURE: The Properties will be offered in 3 individual tracts, any combination of tracts and as a total 350± acres. 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: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 two percent (2%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Sellers' acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a deed sufficient to convey insurance title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller will provide a preliminary title insurance commitment to review prior to auction. Seller agrees to furnish Buyer(s) at Sellers expense an updated Owner's Policy of Title Insurance prior to closing.

CLOSING: The balance of the purchase price is due at closing, which will take place on or about December 12th, 2014.

POSSESSION: Possession is at closing, subject to tenant's rights for the 2014 crop year.

REAL ESTATE TAXES: Seller to pay 2014 taxes due and payable in 2015.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

PLANNING APPROVAL: The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricultural purposes, and any construction on the property may require county approval.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any and all existing easements.

AGENCY: Schrader Real Estate & 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 Seller 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 the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



Contact Auction Company for a detailed information booklet including FSA Summaries, Soil Maps, Assessments, Tax Info. and other information.