



SCHRADER
Real Estate and Auction Company, Inc.

Auction

Tuesday, November 25 • 6:30pm
Held at Hancock County Community Center

ONLINE BIDDING AVAILABLE

Possible Development
Level Productive Tillable Farmland
Minutes from Indianapolis
Boards Indianapolis Regional Airport
Greenfield County Seat

61.87
acres
IN 3 TRACTS

HANCOCK COUNTY, IN

800-451-2709 • 260-244-7606
www.SchraderAuction.com

| 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 | | | | | |

November 2014

AUCTION MANAGER:
Ritter Cox • 260-609-3306
auctions@schraderauction.com

SCHRADER
Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
#A63001504, #AU08600254

Auction Terms & Conditions

PROCEDURE: The property will be offered as a total 37.44 acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. 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.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into 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.

DEED: An appropriate deed will be delivered at closing.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

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

REAL ESTATE TAXES: Seller will pay the 2014 real estate taxes due and payable in 2015. Buyer will pay the 2015 real estate taxes due and payable in 2016 and any ditch tax due in 2015 and thereafter.

ACRAGE: 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 determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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 Auctioneer, The Seller and Selling Agents reserve the right 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.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.



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61.87
acres
LAND Auction
Hancock Co., IN
OFFERED IN 3 TRACTS

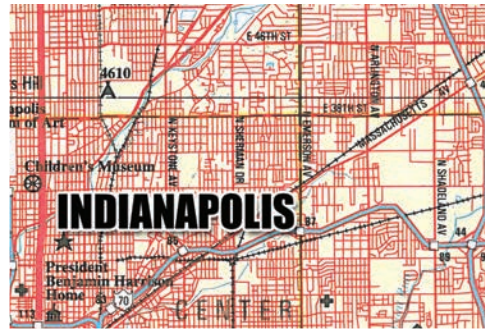
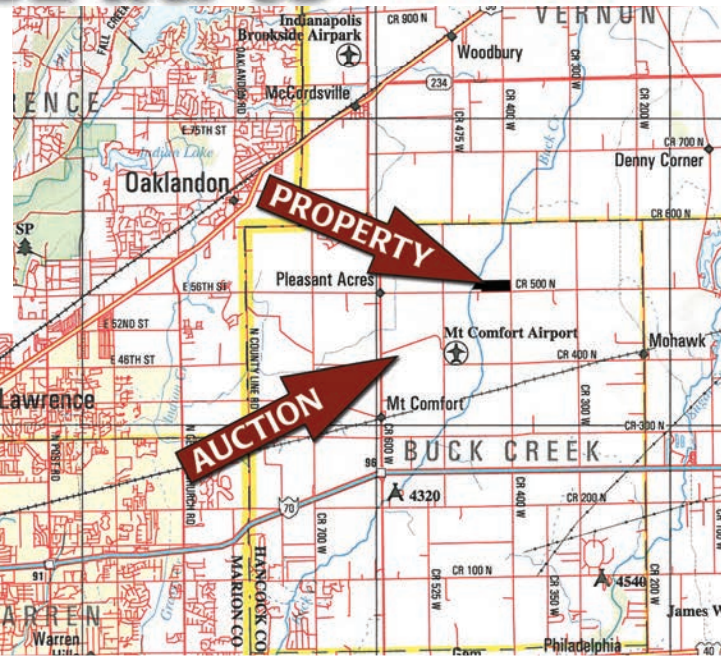
LAND Auction 61.8± acres IN 3 TRACTS

Hancock Co., IN *Tues., November 25 • 6:30pm*

AUCTION LOCATION:

Hancock County Community Center
5809 West Airport Blvd.
Greenfield, IN 46140

FROM EXIT 96, I-70 & 600 W,
(Mt. Comfort Rd.), travel north
approximately 1 ¼ mile to drive for
Indianapolis Regional Airport.



PROPERTY LOCATION: From Exit 96, I-70 & 600 W (Mt. Comfort Rd.), travel north approximately 2 miles to Co. Rd. 500 N, then east (right) approximately 1 ½ miles to property on north side of road.

TRACT 1: 20± acres. Level very productive tillable farmland. Soil types include Brookston, Rensselaer, Crosby and Kokomo. Excellent road frontage on both Co. Rd. 500 N & Co. Rd. 400 W.

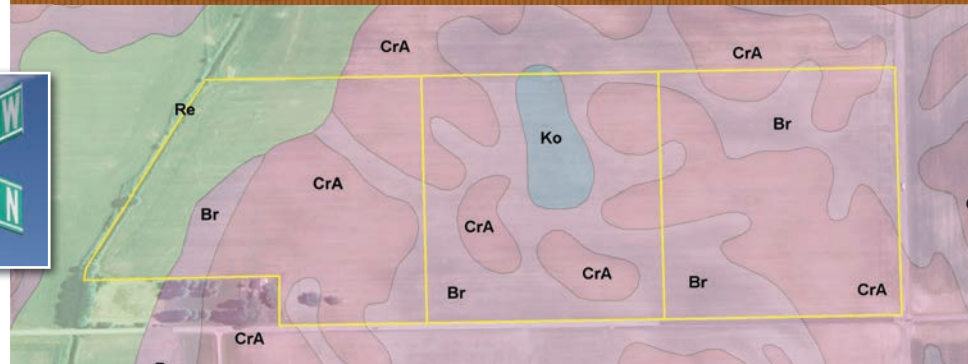
TRACT 2: 20± acres. Level very productive tillable farmland. Same as Tract 1. Large percentage of Brookston and Kokomo soils. Level road frontage on Co. Rd. 500 N.

TRACT 3: 21.8± acres. Level very productive soils. West side of tract borders Buck Creek. High percentage of Rensselaer soil. Frontage on Co. Rd. 500 N.

OWNERS: Heaton Family



Happy Thanksgiving!



| Code | Soil Description | Acres | Percent of field | Corn | Grass legume hay | Pasture | Soybeans | Winter wheat |
|-------------------------|---|-------|------------------|--------------|------------------|-------------|-------------|--------------|
| CrA | Crosby silt loam, 0 to 3 percent slopes | 28.91 | 47.1% | 140 | 4.6 | 9.2 | 46 | 63 |
| Br | Brookston silty clay loam | 23.17 | 37.7% | 175 | 5.8 | 11.6 | 49 | 70 |
| Re | Rensselaer silty clay loam | 6.83 | 11.1% | 175 | 5.8 | 11.6 | 49 | 70 |
| Ko | Kokomo silty clay loam | 2.50 | 4.1% | 160 | 5.3 | 10.6 | 44 | 64 |
| Weighted Average | | | | 157.9 | 5.2 | 10.4 | 47.4 | 66.5 |



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.



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