

• Mostly Productive Tillable Land
 • Quality Soils
 • Good Drainage Outlet

320± Acres
 White County, IN

SCHRADER
 Real Estate and Auction Company, Inc.

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



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 Jimmy Hayworth
 AC63001504; AU08600254

JANUARY 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	31

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LAND AUCTION

(2) 160 ACRE TRACTS

320± Acres
 White County, Indiana

- Mostly Productive Tillable Land
- Quality Soils
- Good Drainage Outlet

THURSDAY, JANUARY 22 • 5:00 PM EASTERN
 Auction held at the Best Western Plus Brandywine Inn & Suites - Meeting Center, Monticello, IN

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LAND AUCTION

5 Miles Southwest of Francesville, IN
 3 Miles Northwest of Monon, IN
 on White/Pulaski County line

White County
 Indiana

(2) 160 ACRE TRACTS

320± Acres

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ONLINE BIDDING
 AVAILABLE



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THURSDAY, JANUARY 22 • 5:00 PM EASTERN

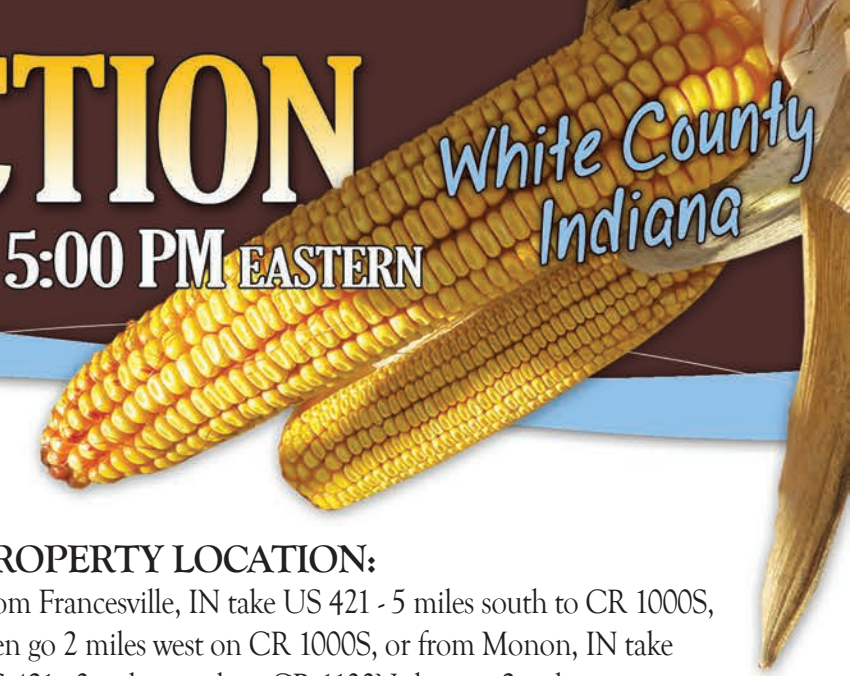
Auction held at the Best Western Plus Brandywine Inn & Suites - Meeting Center, Monticello, IN

LAND AUCTION

THURSDAY, JANUARY 22 • 5:00 PM EASTERN

White County
Indiana

320± Acres



PROPERTY LOCATION:

From Francesville, IN take US 421 - 5 miles south to CR 1000S, then go 2 miles west on CR 1000S, or from Monon, IN take US 421 - 3 miles north to CR 1100N then go 2 miles west on CR 1100N to property location.

AUCTION LOCATION:

Best Western Plus Brandywine Inn & Suites - Meeting Center, 304 South 6th Street, Monticello, IN. At the intersection of US 24 and South 6th Street (Hubbard GM on southwest corner), take South 6th Street approximately 1/4 mile south to auction site.

TRACT INFORMATION:

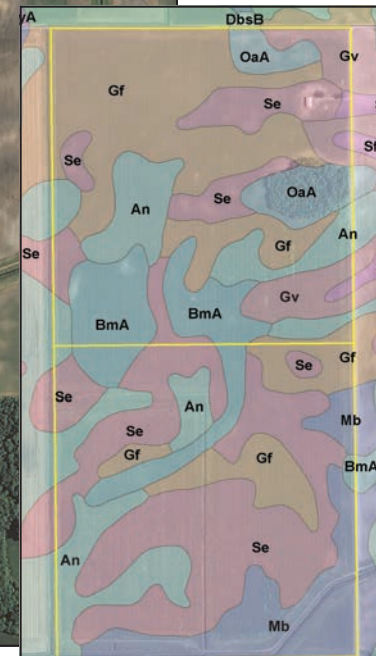
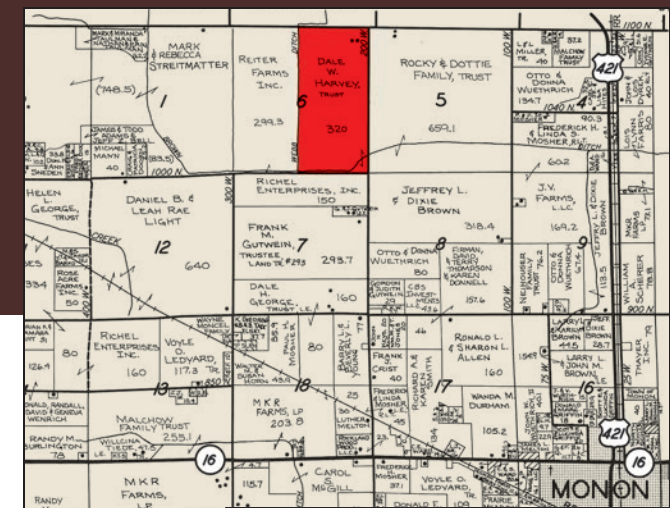
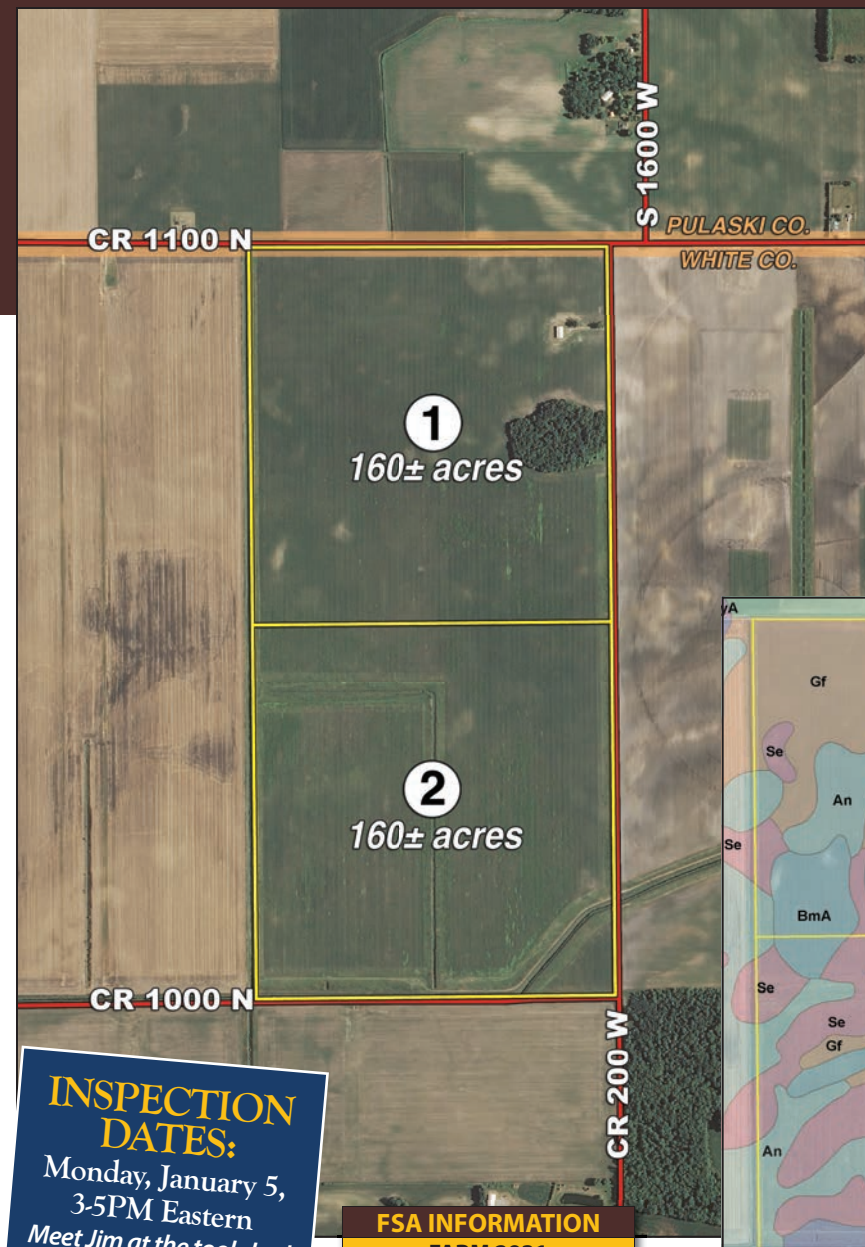
TRACT #1: 160± Acre parcel of land mostly all tillable with a 42' x 80' tool shed (per assessor card) and 7± acres of woods. This tract has frontage on CR 1100N and 200W.

TRACT #2: 160± Acre tract of land, also mostly all tillable land. This tract has private interior open ditch and the Brown Ditch along the south portion of this tract, and the Webb Ditch along the west boundary. Also, this tract has frontage on CR 1000S and CR 200W.

CRP Cropland

Filter strips 29.4 Ac. Payment \$6522/yr or \$221.83/ac. Expires 2020

OWNER: Dale W. Harvey Trust, Thad Harvey, Trustee



INSPECTION DATES:
Monday, January 5,
3-5PM Eastern
Meet Jim at the tool shed
on Tract #1

FSA INFORMATION

FARM 2931	
FARMLAND - 318.16 Acres	
CROPLAND - 305.92 Acres	
(included 29.4 Acres in filter strips)	
Corn Base - 219.6 Acres	
Direct Yield	133 bu.
CC Yield	153 bu.
Soybean Base - 53.6 Acres	
Direct Yield	40 bu.
CC Yield	48 bu.

REAL ESTATE TAXES

Tracts 1&2. \$2,778.41/6 mo.

DITCH TAXES

Brown Ditch. \$100.00/6 mo.
Webb Ditch ..\$104.00/6 mo.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass le-gume hay	Pasture	Soy-beans	Winter wheat
Se	Seafield fine sandy loam	98.80	30.5%		Ilw	130	4.3	8.6	37	59
Gf	Gilford fine sandy loam	83.69	25.8%		Ilw	149	5.9	10.7	34	60
An	Ackerman muck, drained	48.37	14.9%		IVw	144	4.8	9.6	35	58
BmA	Brems loamy fine sand, 0 to 2 % slopes	34.01	10.5%		IVs	90	3	5.9	32	41
Mb	Maumee loamy fine sand	28.43	8.8%		Illw	133	4.5	8.7	28	54
Gv	Gilford-Monon fine sandy loams, 0 to 1 percent slopes	15.25	4.7%		Ilw	147	5	9.8	34	59
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	13.61	4.2%		IVs	85	2.8	5.6	30	43
Sf	Seafield Variant fine sandy loam	1.77	0.5%		Ilw	120	4	7.9	33	54
Weighted Average						131.9	4.6	8.9	34.2	56.1

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, combination of tracts and as a total 320± acre unit. There will be open bidding on both tracts and combination during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may complete. **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. **ACCEPTANCE OF BID PRICES:** All final bid prices are subject to the Seller's 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 Trustee Deed sufficient to convey insurable 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 shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), 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:** The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s). **POSSESSION:** Possession of the farmland is at closing. **REAL ESTATE TAXES:** Seller shall pay all 2014 taxes due 2015. Buyer will pay 2015 ditch tax and thereafter. **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. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, 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. Inspection dates have 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. w/ 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. **STOCK PHOTOGRAPHY:** Background imagery of corn is for illustrative purposes only. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



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 Company - 800-451-2709 or kevin@schraderauction.com.

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IN COOPERATION WITH

FarmFirst, LLC

Dave & John Bechman
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