

## TERMS AND CONDITIONS

**PROCEDURE:** This property will be offered in one 80± acre tract.  
**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 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.

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 30 days of the sale. 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 purchase price.

**POSSESSION:** Possession of the land shall be at closing.

**REAL ESTATE TAXES:** Buyer shall assume the 2015 real estate taxes due in 2016. Buyer shall assume any Ditch Assessments due in 2015 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 farm is enrolled at the Howard County FSA office in Kokomo, IN., which shall make all acreage determinations and eligibility for farming programs.

**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:** No survey will be done, as existing legal descriptions exist.

**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.**

**STOCK PHOTOGRAPHY:** Close-up bean photo is for illustrative purposes only and was not taken on the property.

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FEBRUARY 2015						
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

#AU10000259  
#ACS3001504

Auction Manager:  
Rick Williams - 765-639-2394 (cell)

P.O. Box 508, 950 N. Liberty Drive  
Columbia City, IN 46725  
800-451-2709

**SCHRADER**  
Real Estate and Auction Company, Inc.

HOWARD  
COUNTY

80  
acres



- 99.4% Tillable Acres
- Pewamo and Blount Soils
- 1031 Exchange Opportunity
- Immediate Possession for 2015 Crop

Land  
**Auction**  
Tuesday, February 10 • 6 PM

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- 99.4% Tillable Acres
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# 80 acres

HOWARD CO.

# Land Auction

## Tuesday, February 10 • 6 PM

**AUCTION LOCATION:** Howard County Fairgrounds (Community Building) - located ½ mile North of SR 22/US 35 on County Road 900 East on the East side of Greentown.

**FARM LOCATION:** From Greentown at the intersection of US 35/SR 22 and SR 213 go East on US 35/SR 22 for 4.5 miles to C.R. 1350 E. Turn left(North) and go 2.25 miles to the property. From Swayzee go North 1 mile to C.R. 200 S(Grant Co). Turn left(West) and go 3 miles to C.R. 1350 E.(Howard Co.). Turn left(South) and go 1/2 mile to the property.

**FARM DESCRIPTION:** 80± Acres with 79.52 acres of productive tillable cropland. This farm features excellent Pewamo Silty Clay Loam and Blount Silt Loam soils. This tract has 1/4 mile of road frontage on C.R. 1350 E.

**Note:** Call the Auction Manager for a detailed drainage map as well as Fertility maps.

**SELLER:** Winegardner Family, LP

Auction Manager: Rick Williams 765-639-2394 cell

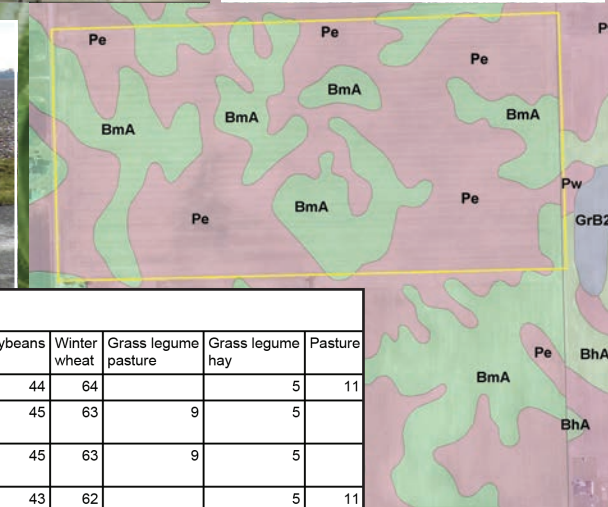
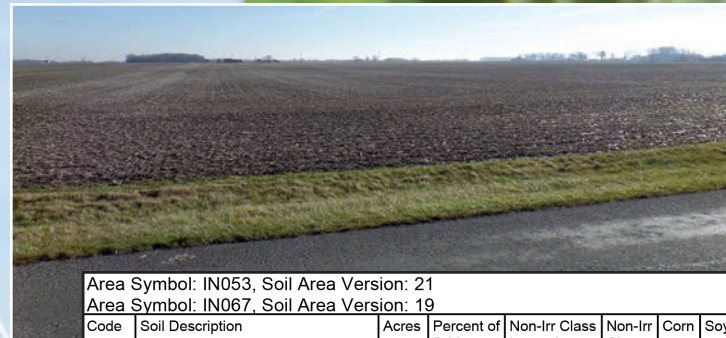


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Walk-over Inspections are welcome at anytime — or call the sale manager to make an appointment



Area Symbol: IN053, Soil Area Version: 21  
 Area Symbol: IN067, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Soybeans	Winter wheat	Grass legume pasture	Grass legume hay	Pasture
Pe	Pewamo silty clay loam	50.41	63.1%		Ilw	160	44	64		5	11
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	29.18	36.5%		Ilw	141	45	63	9	5	
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	0.20	0.3%		Ilw	141	45	63	9	5	
Pw	Pewamo silty clay loam	0.16	0.2%		Ilw	154	43	62		5	11
<b>Weighted Average</b>						<b>153</b>	<b>44.4</b>	<b>63.6</b>	<b>3.3</b>	<b>5</b>	<b>7</b>