

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 185 acre unit. 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.

DOWNPAYMENT: Real Estate 10% down payment on the day of the 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.

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

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee and/or Personal Representative Deed CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by September 1, 2015.



P.O. Box 202

Centerville, IN 47330

AUCTION MANAGERS:

Mark Smithson : 765-744-1846

Steve Sionker : 877-747-0212 or

Email: schrader@parallax.ws



JULY 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	29	30	31	

AU10100108; AU19800120
877.747.0212
www.SchraderAuction.com

CROP LAND

WEDNESDAY, JULY 22 • 6:00 PM
Held at Henry County 4-H Fairgrounds (W H Smith Building) - New Castle, IN

ONLINE BIDDING AVAILABLE

NEW CASTLE, INDIANA 185+ ACRES

Offered in 6 Tracts

- Great farm area
- Investment Quality Soils
- Farmhouse with Barn



with Barn

Investment Quality Soils

Great farm area

Offered in 6 Tracts

185+ ACRES

NEW CASTLE, INDIANA 185+ ACRES

Offered in 6 Tracts

Follow Us:

POSSESSION: Cropland is sold subject to 2015 crop lease. Buyer to receive possession upon crop removal. Tract 5 farmstead possession is at closing. Seller to retain all 2015 crop rents.

REAL ESTATE TAXES: Seller to pay all taxes due and payable in 2015. Buyer to assume taxes payable May 2016 and thereafter. Taxes estimated at \$5,999.10/yr. payable 2015. Generally cropland taxes in 2015 were \$30/acre.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #143, Tract #7352, #673, #676. See Agents for information.

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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 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 the person's credentials, fitness, etc. All decision of the Auctioneer is final.

CROP LAND

NEW CASTLE, INDIANA **185+** ACRES AUCTION



Wednesday, July 22 - 6:00pm Offered in 6 Tracts

Main Features:
 96% or 178+ Acres Cropland
 About ¾ Mile Frontage
 on Both Hwy. 103 & CR 400S
 Near I-70 and Hwy. 3
 Pretty, Older Style Farmstead on Nice Lot
 Good Farm Area in East Central Indiana

AUCTION SITE: Henry County 4-H Fairgrounds (W H Smith Building). 1 mile north of Intersection of Hwy. 3 and Hwy. 38 on west side. Proceed ¼ mile on the right. Address: 2221 N. Memorial Dr., New Castle, IN

PROPERTY LOCATION: From New Castle at Hwy. 38 and Hwy 103 south 4 mi. to property beginning at CR 400S. From I-70 north on Hwy. 3 about 2 mi. to CR 400S then east 1½ mi. to property on the right.

TRACT DESCRIPTIONS: ALL ACRES HAVE PRELIMINARY SURVEY SUBJECT TO FINAL PLAT (ALL IN SEC. 1 TWP. 16N R 10E)

TRACT 1: 36± acres all cropland with about 2,300 ft. of frontage on CR 400S. Crosby soil and nice rectangular field. Great investment.

TRACT 2: 39± acres all cropland with about 860 ft. of frontage. Crosby and some Cyclone soils.

TRACT 3: 59± acres with estimated 57 acres cropland. 50 ft. of owned frontage on existing lane. Some Cyclone soils.

TRACT 4: 28± acres all cropland with about 1,200 ft. of frontage on State Highway 103. This is nearly all tillable. *Consider combining with Tracts 1, 2, & 3 for 162 acres of cropland

TRACT 5: 5± acres and 2 story farmhouse, enclosed porch, newer windows, furnace and roof. 2,780 sq. ft. finished area. Detached 24' x 36' garage and good 32' x 50' pole barn. About 830 ft. of frontage on Hwy. 103. Nice country property for your 4-H livestock too. Address: 411 South SR 103, New Castle.

TRACT 6: 18± acres all cropland with about 1,300 ft. of frontage on State Highway 103.

OWNER: Margaret C. Muse Estate and Ernest Muse Trust by Citizens State Bank of New Castle, Indiana, Leisa J. King Vice President and Trust Officer

AUCTION MANAGERS:

Mark Smithson: 765-744-1846

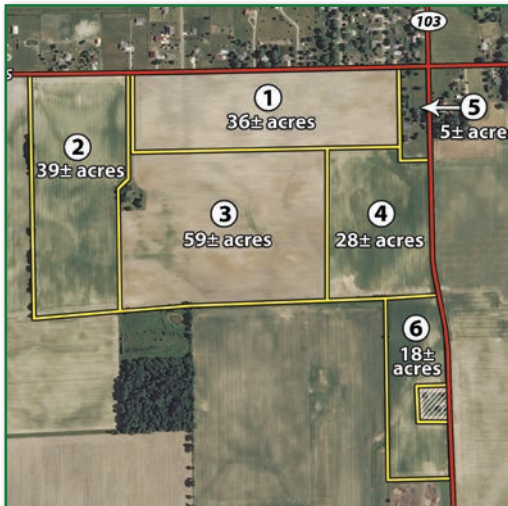
Steve Slonaker: 877-747-0212 or 765-855-2045



tract 1



tract 3



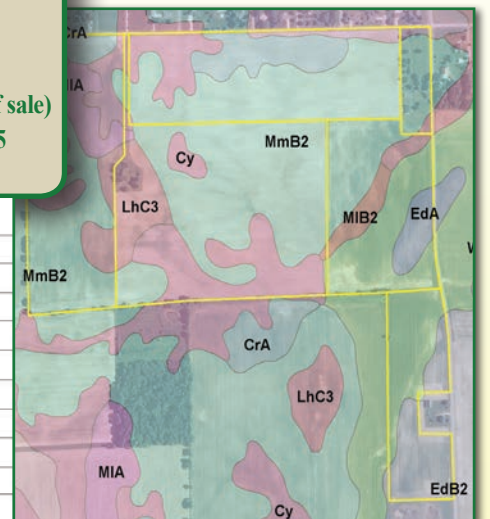
tract 5



tract 5

INSPECTION DATES:
 Thursday, July 9th @ 5:00pm-7:00pm
 Saturday, July 11th @ 9:00am-11:00am
 Thursday, July 16th @ 5:00pm-7:00pm
 Wednesday, July 22nd @ 3:00-4:00pm (Day of sale)
 Meet a Schradler representative on Tract 5 for the inspections.

Code	Soil Description
MmB2	Miamian silt loam
Cy	Cyclone silty clay loam
We	Westland silt loam
LhC3	Losantville clay loam
CrA	Crosby silt loam
EdB2	Eldean silt loam
MIA	Miami silt loam
EdA	Eldean silt loam
MIB2	Miami silt loam
LeB2	Losantville silt loam



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



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