

Auction Terms & Conditions

PROCEDURE: Bid on either tract, or the entire property. There will be open bidding during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

APPROVAL 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. **Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.**

DEED: Sellers will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to day of closing

DITCH ASSESSMENTS: The Buyers shall pay the 2016 ditch assessments.

SURVEY: A new survey shall be provided in the event the farm is purchased by separate buyers with the cost to be split 50/50 between buyer and seller. There shall be no new survey in the event the farm is sold to 1 buyer.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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 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.



SCHRADER
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Auction Manager: Gary Bailey, 1-800-659-9759
 #AC63001504, #AU09200000

NOVEMBER 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	
29	30					

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www.GaryBaileyAuctions.com
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Culver / Knox, Indiana
 Southeast of Knox • West of Culver
 STARKE COUNTY, NORTH BEND TOWNSHIP

**230±
 acres**
 2 TRACTS

ONLINE BIDDING
 AVAILABLE

**Productive
 Irrigated
 Tillable Land**

SCHRADER
Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION
 Monday, November 16 • 6 PM
 at the Nancy J. Dembowski Community Center, Knox, IN



230± acres Culver/Knox, Ind.
STARKE CO., NORTH BEND TWP.

REAL ESTATE AUCTION

Monday, November 16 • 6 PM

PROPERTY LOCATION: From US 35 in Knox turn east on SR 8, 5 miles to SR 23 then turn south 3 miles to CR 400 S or 4.5 miles West of Culver on SR 10 to SR 23. Tract 1 on CR 400 S & SR 23 / Tract 2 on SR 10 east of SR 23.

AUCTION LOCATION: At the Nancy J. Dembowski Community Center, 55 E Lake Street, Knox, Indiana. In Knox from US 35, turn west 1 block on Lake Street.

TRACT INFORMATION:

TRACT #1: 150± acres. Productive irrigated tillable land with approximately 145 flat tillable acres and approximately 134± irrigated. The 12" well and pump are on this Tract. Road frontage is on SR 23 and CR 400 S. In the event that Tracts 1 & 2 are sold separately there will be shared easement off of CR 400 S along the east side of this tract for entrance into Tract 2.

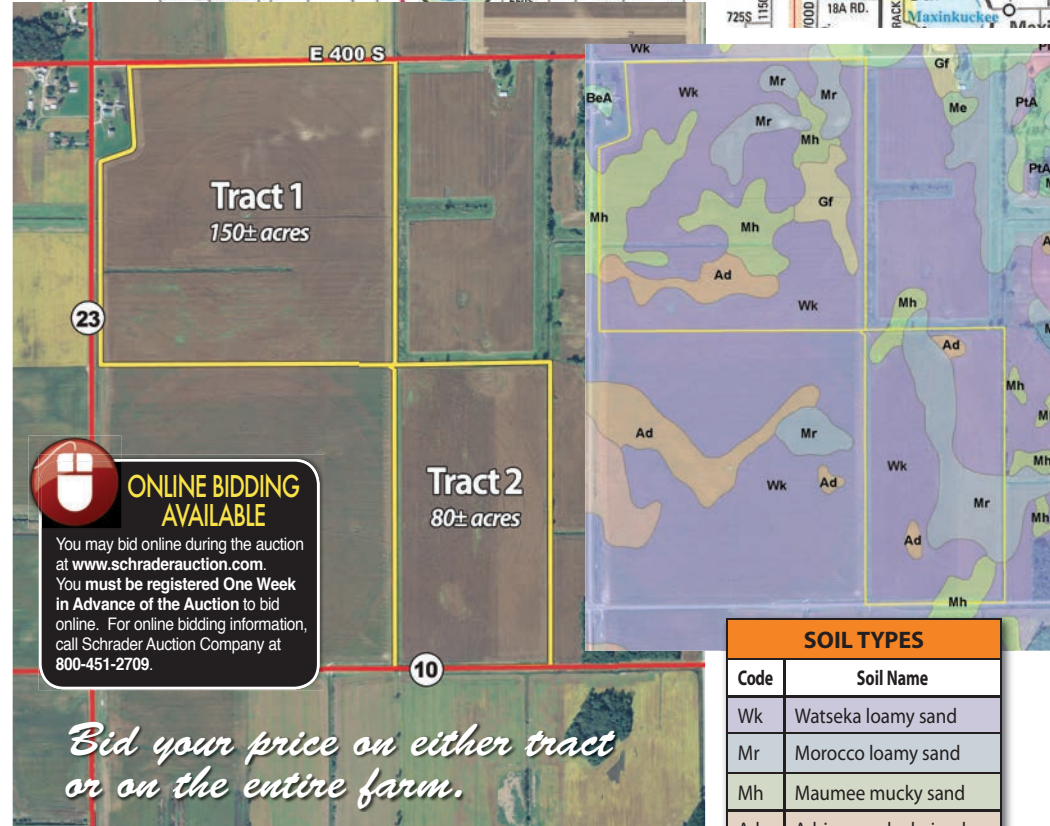
TRACT #2: 80± acres. Nearly all tillable Productive irrigated land with approximately 71± irrigated. The 12" well and pump are located on Tract 1. The Buyer of this tract has no right to water or existing electric. There is a guard rail along SR 10, entrance to this tract will be a shared easement off of CR 400 S along the east edge of Tract 1.

Combine Tracts 1 & 2 for 225± tillable acres and approximately 205 irrigated acres. The farm is well drained and has produced excellent yields. Call or email for irrigation equipment details.

OWNERS: KEITH & GENELLE HEWLETT | SALE MANAGER: Gary Bailey 1-800-659-9759, Email: gary@GaryBaileyAuctions.com



800-659-9759
www.GaryBaileyAuctions.com



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 Schrader Auction Company at 800-451-2709.

Bid your price on either tract or on the entire farm.

SOIL TYPES	
Code	Soil Name
Wk	Wateksa loamy sand
Mr	Morocco loamy sand
Mh	Maumee mucky sand
Ad	Adrian muck, drained
Gf	Gilford sandy loam
Me	Maumee sand

INSPECTIONS:
Meet the sale manager on Tract 1 on CR 400S on MONDAY, NOVEMBER 9, 1-3 PM or Call the sale manager for private inspections.

