

Terms & Conditions

PROCEDURE: Tracts 1 through 3 will be offered individually, in any combination, or in total, subject to swing tract limitations. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

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 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.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of cropland is at closing.

REAL ESTATE TAXES: Real estate taxes will be the prorated to the date of closing.

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. 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.

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. 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. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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

#AC63001504 #AU09200182 #AU09200264
SCHRADER
 Real Estate and Auction Company, Inc.
 950 N Liberty Dr • Columbia City, IN 46725
 800.451.2709 • 260.244.7606

Follow Us:



Get Our New Schrader iOS App

FEBRUARY 2016						
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					

Auction Manager: Al Pfister
 260.760.8922 • 800.794.4320
 800.451.2709
SchraderAuction.com



150 acres
 offered in 3 tracts

LAND AUCTION
 WELLS COUNTY, LIBERTY TOWNSHIP, INDIANA

offered in 3 tracts

150 acres

WELLS COUNTY
 LIBERTY TWP
 INDIANA

LAND AUCTION
 THURSDAY, FEBRUARY 25 • 6PM



Systematically Tiled
 Possession for 2016 Crop Year

SCHRADER
 Real Estate and Auction Company, Inc.

LAND AUCTION

150+
acres

offered
in 3 tracts

149.18 Tillable Acres (per FSA)
Systematically Tiled
Please call for copies of tile map
Possession for 2016 Crop Year

PROPERTY LOCATION:

From Bluffton travel west on SR 124 5 miles to CR 300 West (Old State Road 303), turn South then travel 3.25 miles to property. *Tracts #1 and #2 located just south of Liberty Center on CR 300 West (Old State Road 303). Tract #3 located just east of Liberty Center on CR 300 South.*

AUCTION LOCATION:

Wells County 4-H Park Community Center. 1240 S. 4-H Road, Bluffton, IN. Located on the south edge of Bluffton, west of SR 1.

TRACT DESCRIPTIONS:

TRACT #1: 38± Acres mostly tillable. Soils are mostly Pewamo and Blount-Del Rey. Frontage on CR 300W (Old SR 303).

TRACT #2: 31± Acres mostly tillable. Soils are mostly Pewamo & Blount-Del Rey. Frontage on CR 300W (Old SR 303).

TRACT #3: 81± Acres mostly tillable. Soils are mainly Blount-Del Rey, Pewamo and Glynwood. Frontage on CR 300S.

FALL OF 2015

- Fertilizer applied
- Lime Applied
- Soil Testing
- Fall Tillage

Call for details

Code	Soil Description	Acres	Percent of field	Corn	Soybeans
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	58.30	39.1%	157	47
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	49.89	33.4%	126	41
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	24.81	16.6%	122	40
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	16.23	10.9%	128	44
Weighted Average				137.7	43.5

OWNER: FLAUGHER FARMS, INC.

Auction Manager: Al Pfister
260-824-5850 • (c) 260-760-8922



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.

