



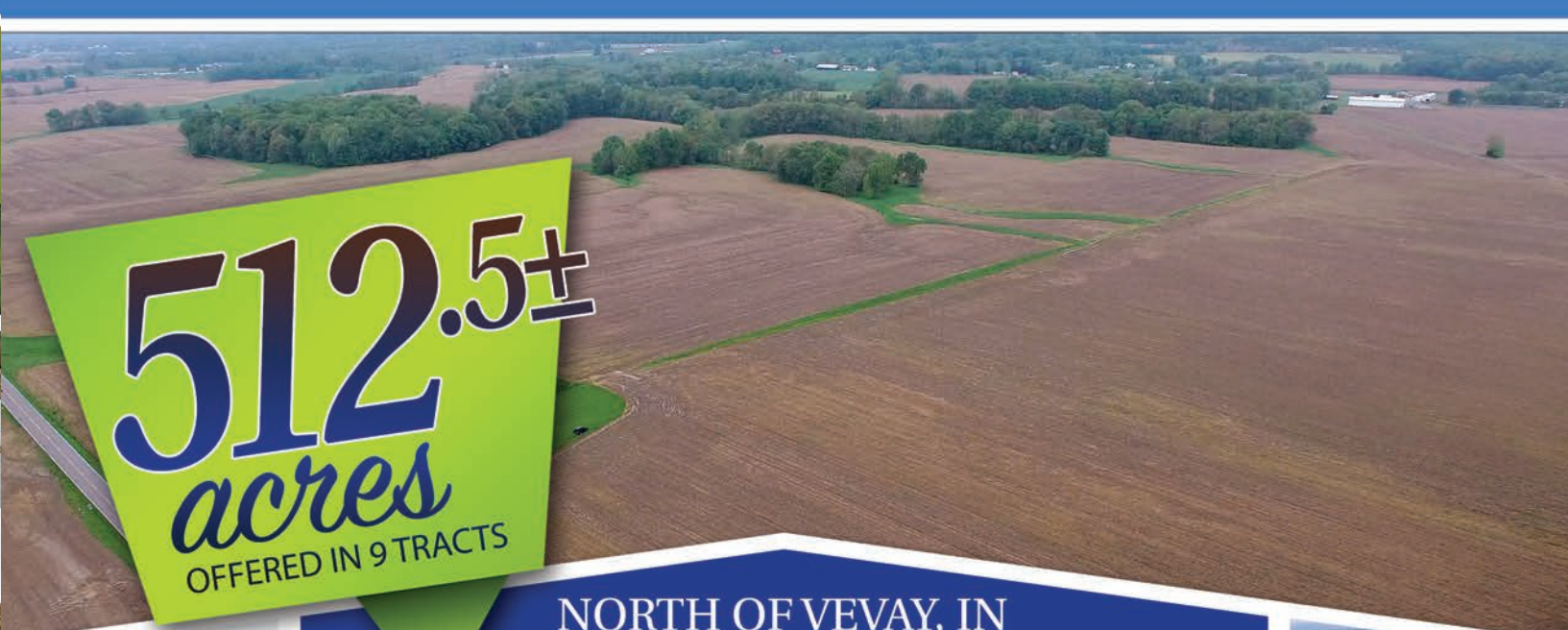
**SCHRADER**  
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

**real estate auction**  
Monday, June 27 • 6 PM  
at the Technology & Education Center  
Vevay, IN  
Switzerland County, Cotton & Jefferson Townships



**512.5±**  
acres  
OFFERED IN 9 TRACTS



**real estate auction**  
Monday, June 27 • 6 PM  
at the Technology & Education Center  
Vevay, IN  
Switzerland County, Cotton & Jefferson Townships



800-659-9759 • 260-417-4838  
www.garybaileyAuctions.com

**JUNE 2016**

Sun	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		
Mon																																
Tue																																
Wed																																
Thu																																
Fri																																
Sat																																

Follow us on:  
YouTube  
Facebook  
Twitter  
Get our new iOS App

950 N. Liberty Drive, Columbia City, IN 46725  
260-244-7606 • 800-451-2709  
Auction Manager: Gary Bailey, 1-800-659-9759  
#AC63001504, #AU9200000

NORTH OF VEVAY, IN Switzerland County, Cotton & Jefferson Townships

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

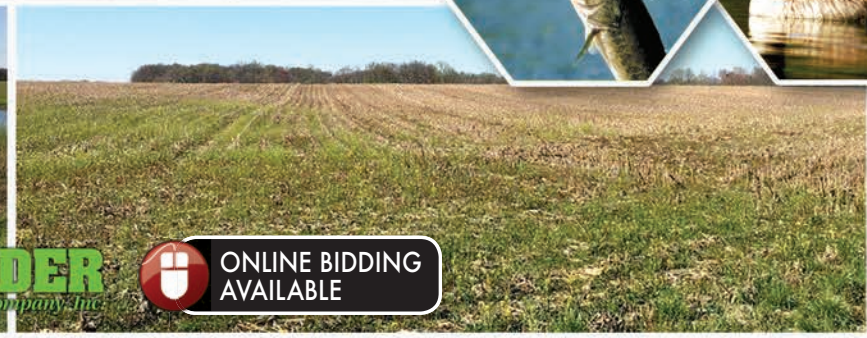


Country Home • Productive Tillable Farmland • Building Sites  
Woodland • Creeks & Ponds • Wildlife • Hunting, Fishing & Recreation

**512.5±**  
acres  
OFFERED IN 9 TRACTS



- Country Home
- Productive Tillable Farmland
- Building Sites
- Woodland
- Creeks & Ponds
- Wildlife
- Hunting, Fishing & Recreation
- Switzerland County Schools



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

ONLINE BIDDING AVAILABLE

**512.5±  
acres**  
OFFERED IN 9 TRACTS

real estate  
**auCTION**  
Monday, June 27  
at 6:00 PM

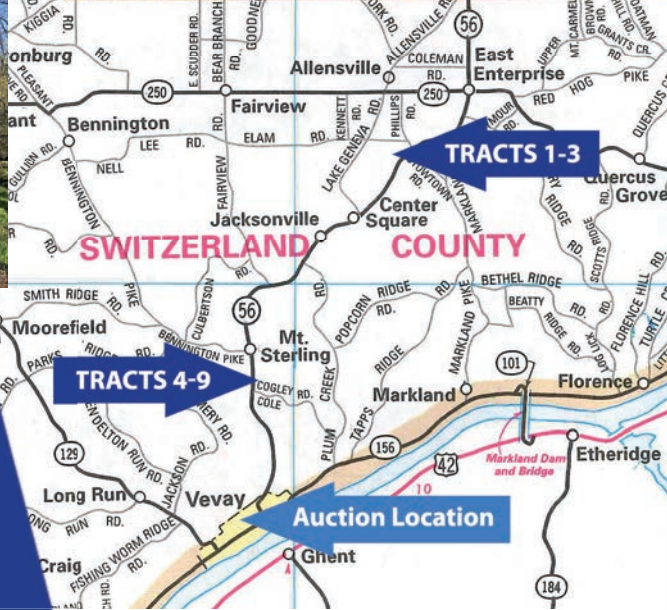
NORTH OF VEVAY, INDIANA

Switzerland County  
Cotton & Jefferson Townships

- Country Home, Building Sites
- Productive Tillable Farmland
- Woodland, Creeks, Ponds
- Wildlife, Hunting, Fishing, and Recreation

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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 - 800-451-2709.



**PROPERTY LOCATION:**

At the intersection of SR 56 & SR 156 in Vevay turn northeast at the stoplight downtown on SR 56 (Ferry St.) follow SR 56 2.5 miles to Tracts 4-9 - 6683 N SR 56, Vevay, IN. For tracts 1-3 continue northeast on SR 56, 6 ¼ miles. For Tract 3 turn on Elam - 11591 N SR 56, Vevay, IN.

**AUCTION LOCATION:**

The Technology & Education Center (in the Community Room), 708 W Seminary St., Vevay, IN. 6 blocks west of the intersection of SR 56 & SR 156 on (Main St.) SR 56 to Silver St. turn right, adjacent to the Switzerland County Fair Grounds.



**OWNER: Wiley Farms Inc.**

**SCHRADER** Sale Manager: Gary Bailey  
Real Estate and Auction Company, Inc. 800-659-9759  
[www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)

**TRACT INFORMATION:**

**TRACT #1:** 110± acres - nearly all tillable, productive acres with road frontage on SR 56.

**TRACT #2:** 89± acres - all tillable, productive farm ground with frontage on SR 56 and Elam Rd.

**TRACT #3:** 84± acres - 38 wooded acres, 46 tillable & pasture. This parcel may qualify for a DNR Stewardship Plan - ask for details. A timber appraisal was performed on the woods and was determined that there is a large amount of mature timber on this tract. Road frontage on Elam Rd.

**TRACT #4:** 83± acres with pond. Excellent potential scenic building site, tillable land or pasture, and small wooded areas.

**TRACT #5:** 25± acres - tillable land, pasture, small wooded area, hunting, recreation, creek, and great potential building site. On SR 56 and Coogley Cole Rd.

**TRACT #6:** 3± acres - 112' x 60' heated and insulated shop and storage building and 85' x 40' barn for livestock or storage with 85' x 30 lean-to on SR 56 and Coogley Cole Rd. Scenic hilltop potential building site.

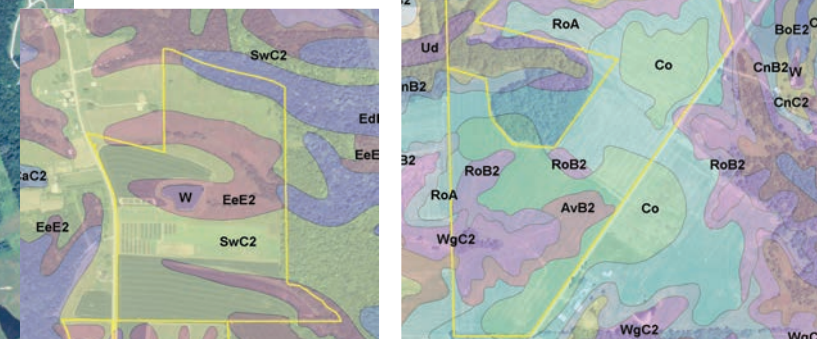
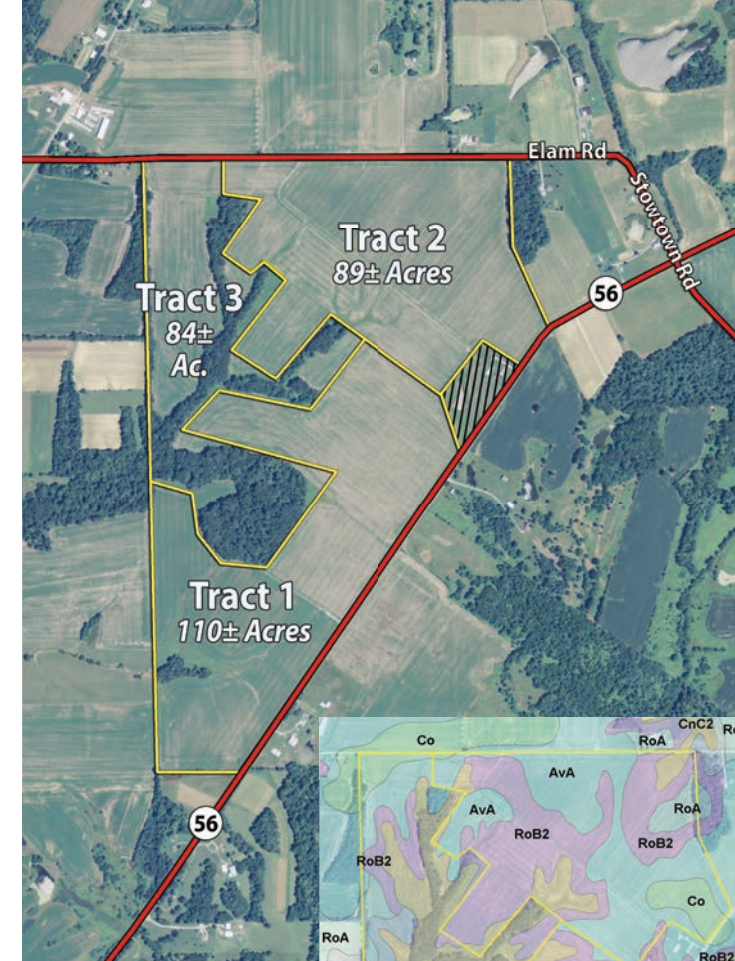
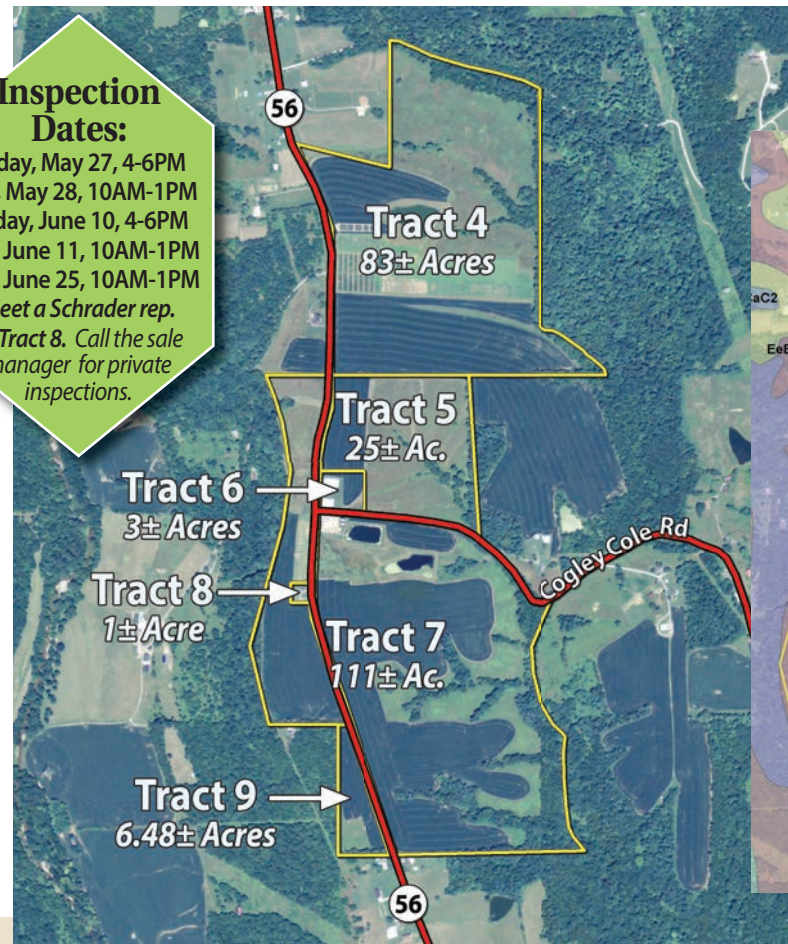
**TRACT #7:** 111± acres - productive tillable land and pasture, nearly 18 wooded acres. Great hunting and recreation, and fish the pond and old slurry pit pond. Beautiful barn. Ample room for storage. This tract is on both sides of SR 56 and has frontage on Coogley Cole Rd.

**TRACT #8:** 1± acre with 1140 sq. ft. 3 bedroom, 1 bath, country home with kitchen, dining room, and living room. Road frontage on SR 56. Great location near Vevay.

**TRACT #9:** 6.48± acres - tillable land and potential building site on SR 56, near Vevay.

**Inspection Dates:**

Friday, May 27, 4-6PM  
Sat., May 28, 10AM-1PM  
Friday, June 10, 4-6PM  
Sat., June 11, 10AM-1PM  
Sat., June 25, 10AM-1PM  
Meet a Schrader rep. at Tract 8. Call the sale manager for private inspections.



SOIL TYPES	
Code	Soil Name
SwC2	Switzerland silt loam, 6-12% slopes, eroded
EeE2	Eden silty clay loam, 15-50% slopes, eroded
AvA	Avonburg silt loam, 0-2% slopes
RoB2	Rossmoyne silt loam, 2-6% slopes, eroded
Co	Cobbsfork silt loam
CnB2	Cincinnati silt loam, 6-12% slopes, eroded
WgC2	Weisburg silt loam 6-12% slopes, eroded
CnB2	Cincinnati silt loam, 2-6% slopes, eroded
RoA	Rossmoyne silt loam, 0-2% slopes
WgC2	Weisburg silt loam, 6-12% slopes, eroded
EdF2	Eden flaggy silty clay, 25-50% slopes, eroded
AvB2	Avonburg silt loam, 2-4% slopes, eroded
CnB2	Cincinnati silt loam, 2-6% slopes, eroded



*Bid your price on your choice of any tract or any combination of tracts or buy the entire farm.*

**TERMS AND CONDITIONS**  
**PROCEDURE:** Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations 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.  
**DEED:** Seller will provide a warranty deed.  
**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place in 15 days after marketable title.  
**POSSESSION:** At closing on home, buildings and non-tillable land. The farmland is cash rented until after the 2016 crops are harvested. Buyer to receive the 2016 cash rent as a credit at closing on tillable acres. On each tract.  
**REAL ESTATE TAXES:** The Seller shall pay the 2015 real estate taxes, due in 2016. The Buyer shall pay all taxes thereafter.  
**DITCH ASSESSMENTS:** The Buyers shall pay any ditch

taxes due if any after closing.  
**SURVEY:** The Seller shall determine any need for a new survey. Tracts purchased separately or in combinations that contain entire existing legal descriptions shall not be surveyed any balance of the Tracts purchased shall be surveyed and price adjusted according to surveyed acres using the existing legal as the basis for the non surveyed portions. Any new survey provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed

acres. There shall be no adjustment on Tracts or combinations of Tracts with improvements. The survey costs shall be shared 50:50 between Buyer(s) and Seller. Seller shall not be responsible for any closing costs incurred by the Buyer(s) for financing.  
**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 be-

ing 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. 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 approx-

imate. 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.  
**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.**