

ONLINE BIDDING AVAILABLE 

Thursday, September 8 • 6 pm
Held at the Walton Christian Church

- Prime Tillable Farm Land
- Excellent Corn & Soybean Yields

OFFERED IN 5 TRACTS

Acres
397±

Prime Central Indiana Farm Land AUCTION
Cass Co. EXCELLENT INVESTMENT OPPORTUNITY!

800-451-2709 • 260-244-7606
www.SchraderAuction.com

SEPTEMBER 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	30	

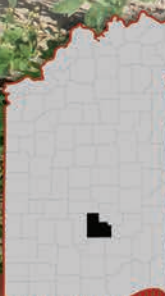
Follow us on:
 YouTube
 Facebook
 Twitter
 iOS App
 Android App
 Get our new

Auction Managers: Jim Hayworth & Gene Klingaman
 #AC63001504, #AU08700434, #AU01045485
 950 N. Liberty Drive, Columbia City, IN 46725
 260-244-7606 • 800-451-2709



EXCELLENT INVESTMENT OPPORTUNITY!

397± Acres
Prime Central Indiana Farm Land
OFFERED IN 5 TRACTS



Prime Central Indiana Farm Land AUCTION

Cass County



EXCELLENT INVESTMENT OPPORTUNITY!

397±
Acres OFFERED IN 5 TRACTS

located 2 miles West of Walton, IN
or 6 miles South of Logansport

- Prime Tillable Farm Land
- Excellent Corn & Soybean Yields

Thursday, September 8 • 6 pm
Held at the Walton Christian Church

ONLINE BIDDING AVAILABLE 



TRACT #1



TRACT #2



TRACT #3



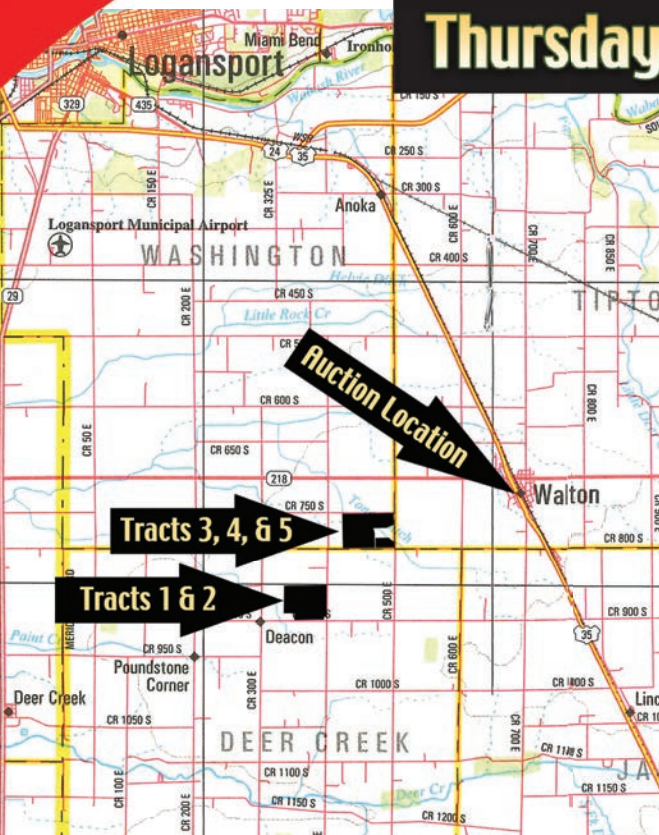
TRACTS #3, #4, and #5



TRACT #4

397+ Acres Cass Co. AUCTION

Thursday, September 8 • 6 pm



PROPERTY LOCATION:

(TRACTS 3-5) From Walton, Indiana travel West on St. Rd. 218 for approximately 2 miles to Co. Rd. 500 E. turn South (left) go ½ mile to Tract #3.
(TRACTS 1&2) From Walton, Indiana travel West on St. Rd. 218 for approximately 3 miles to Co. Rd. 400 E. turn South (left) go 1 ½ miles to Tract #1.

AUCTION LOCATION:

Walton Christian Church, 103 Bishop St., Walton, IN 46994. At the intersection of St. Rd. 218 & US 35 in Walton, IN at the light, travel 4 blocks South to Walton Christian Church on the West (right) side of US 35.

OWNER: BAILEY TRUST

- **PRIME TILLABLE FARM LAND**
- **EXCELLENT CORN AND SOYBEANS YIELDS**

AUCTION MANAGERS:

Jim Hayworth, 765-427-1913 (cell) and Gene Klingaman



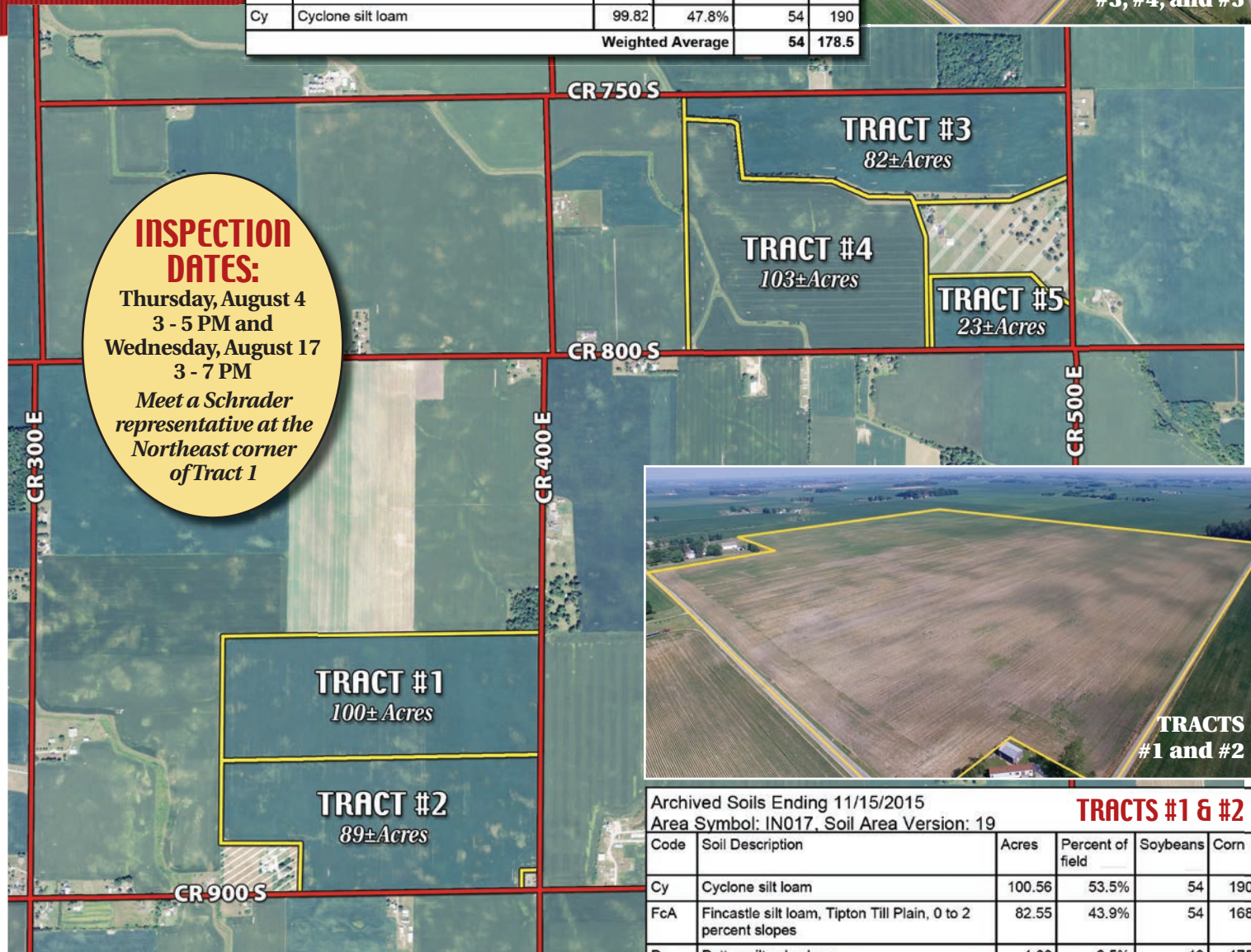
800-451-2709 • SchraderAuction.com

ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

Archived Soils Ending 11/15/2015
Area Symbol: IN017, Soil Area Version: 20

TRACTS #3, #4, & #5				
Code	Soil Description	Acres	Percent of field	
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	108.83	52.2%	54 168
Cy	Cyclone silt loam	99.82	47.8%	54 190
Weighted Average				54 178.5



INSPECTION DATES:
Thursday, August 4
3 - 5 PM and
Wednesday, August 17
3 - 7 PM
Meet a Schrader representative at the Northeast corner of Tract 1

Archived Soils Ending 11/15/2015
Area Symbol: IN017, Soil Area Version: 19

TRACTS #1 & #2				
Code	Soil Description	Acres	Percent of field	
Cy	Cyclone silt loam	100.56	53.5%	54 190
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	82.55	43.9%	54 168
Po	Patton silty clay loam	4.66	2.5%	49 175
MoC3	Miami clay loam, 6 to 14 percent slopes, severely eroded	0.27	0.1%	44 125
Weighted Average				53.9 179.9

TRACT #1: 100± acres of prime tillable farm land with frontage on Co. Rd. 400 East. The two prominent soil types are Cyclone silt loam and Fincastle silt loam with an overall corn yield index of approximately 180 bushel/acre according to surety mapping index.

TRACT #2: 89± acres of prime tillable farm land with road frontage on Co. Rd. 400 East and Co. Rd. 900 South. The two prominent soil types are Cyclone silt loam and Fincastle silt loam with an overall corn yield index of approximately 180 bushel/acre according to surety mapping index.

Combine tracts 1 & 2 for 189 acres of contiguous prime tillable farm land.

TRACT #3: 82± acres with approximately 76.6 acres of prime tillable farmland with frontage of Co. Rd. 750 S. and Co. Rd. 500 E. for easy access. This tract is bordered on the south side by Toney Ditch for excellent outlet for drainage. The two soil types on this property are Cyclone silt loam and Fincastle silt loam – two of the most productive soils in Cass County.

TRACT #4: 103± acres with approximately 99.92 acres of prime tillable farmland. This tract features two soil types – Fincastle silt loam and Cyclone silt loam for a weighted corn productive index of approx-

imately 178 bushels/acre. Toney Ditch forms the northern boundary of this tract providing an excellent drainage outlet. Frontage on Co. Rd. 800 S.

TRACT #5: 23± acres of prime tillable farmland featuring Cyclone silt loam and Fincastle silt loam. This tract has frontage on Co. Rd. 800 S. and Co. Rd 500 E. for easy access.

Combine tracts 3-5 for a total of 203 acres with road frontage on 3 sides.

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 Trustee's deeds.

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 subject to tenant's rights.

REAL ESTATE TAXES: The Seller shall pay the 2016 real estate taxes, due in 2017. 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 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. 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.

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.