

LAND AUCTION

Wednesday, February 22 • 6:00 pm

East Central Indiana
Blackford County
Licking Township

Available for
2017 Crop Rights!

260±
acres
offered in 7 Tracts

Auction held at Blackford County Fairgrounds
4-H Building – Hartford City, IN

Tract 3

Tract 4

- Quality Farmland with good frontage
- Small woods for hunting or recreation
- Country Home with outbuilding and grain bins



800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

260±
acres
offered in 7 Tracts

Wednesday, February 22 • 6:00 pm

LAND AUCTION

Blackford County, IN
Licking Township

Available for 2017 Crop Rights

- Quality Farmland with good frontage
- Small woods for hunting or recreation
- Country Home with outbuilding and grain bins
- Farm home with outbuildings
- About 2½ miles southwest of Hartford City
- Just 2 miles west of SR 3
- Great Income Producing Farm

ONLINE BIDDING AVAILABLE

Auction held at Blackford County Fairgrounds, 4-H Building – Hartford City, IN



800.451.2709 • www.SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts; any combination of tracts and as a total 260± 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 amount may be made in the form of cashiers' 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed with corporation provisions as applicable, sufficient to convey insurance title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller.

CLOSING: The balance of the purchase price is due at closing which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs of an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay all 2016 due 2017 taxes. Buyer will assume and pay all taxes due May 2018 and thereafter. 2015/16 taxes were approx. \$10,220 plus \$201.82 ditch taxes.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where needed, and all other matters of public record.

There is no existing legal description or where new boundaries are created by the tract divisions in this auction; any combination of tracts and as a total 260± 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 amount may be made in the form of cashiers' 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed with corporation provisions as applicable, sufficient to convey insurance title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller.

CLOSING: The balance of the purchase price is due at closing which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs of an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay all 2016 due 2017 taxes. Buyer will assume and pay all taxes due May 2018 and thereafter. 2015/16 taxes were approx. \$10,220 plus \$201.82 ditch taxes.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: The Seller shall provide a new survey where needed, and all other matters of public record.

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 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 bidders from bidding if there is any question as to the bidders' 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.

Blackford County, Indiana



CENTERVILLE OFFICE:
P.O. Box 202, Centerville, IN 47330
Auction Manager:
Mark Smithson, 765-744-1846
CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725

FEBRUARY 2017

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

BLACKFORD COUNTY, INDIANA

LAND 260± acres

Wednesday, February 22 • 6:00 pm

7 Tracts



TRACT 7



TRACT 4



TRACT 4

INSPECTION DATES:

Thursday, February 2 • 3-5pm | Wednesday, February 8 • 3-5pm

Saturday, February 11 • 9-11am

Meet a Schrader Representative at Tract 4

AUCTION LOCATION: Blackford County Fairgrounds – 4-H Building, 310 E. Park Avenue, Hartford City, IN. From the intersection of SR 3 and SR 26 in Hartford City, travel north on SR 3 for 1 mile to Park Avenue, then turn right (east) 1/4 mile to fairgrounds.

PROPERTY LOCATION: From Hartford City: From the intersection of SR 26/SR 3 in Hartford City travel south on SR 3 about 3 miles to County Road 300S, then west about 2 miles to the property.

Sections 28 & 29, Township 23 N, Range 10 E, Licking Twp, Blackford County, IN

TRACT DESCRIPTIONS:

TRACT 1: 94± ACRES - Nice size tract with about 78 acres tillable and approximately 16 acres wooded. Mostly Glynwood, Pewamo and Blount soils. Good frontage on Gadbury Road.

TRACT 2: 2± ACRES - Older Farm Home with 1080 sq. ft., has 3 BR and 1 bath, attached garage, 2 car detached garage and 24x36 pole barn.

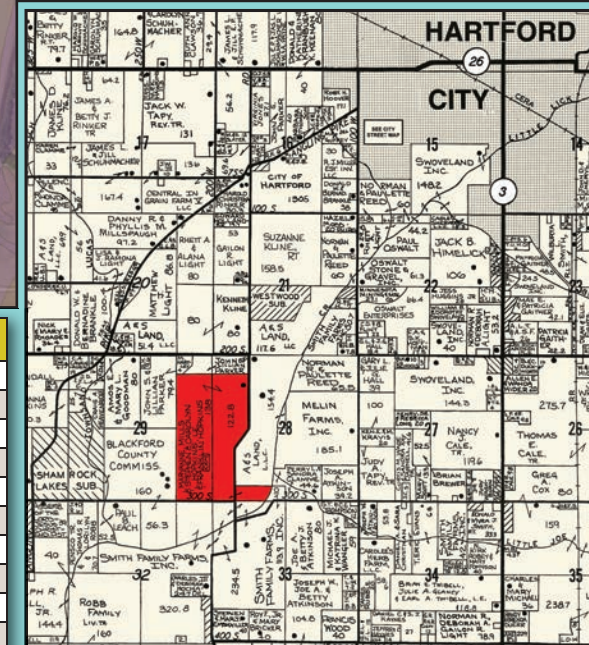
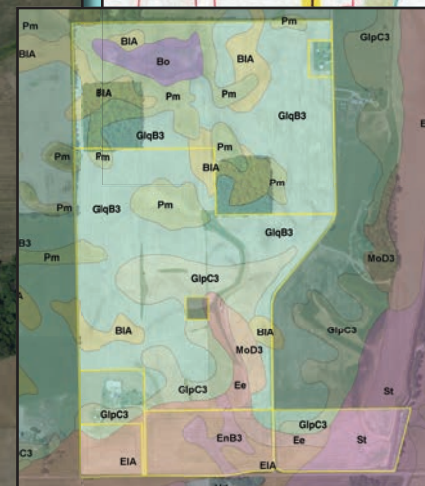
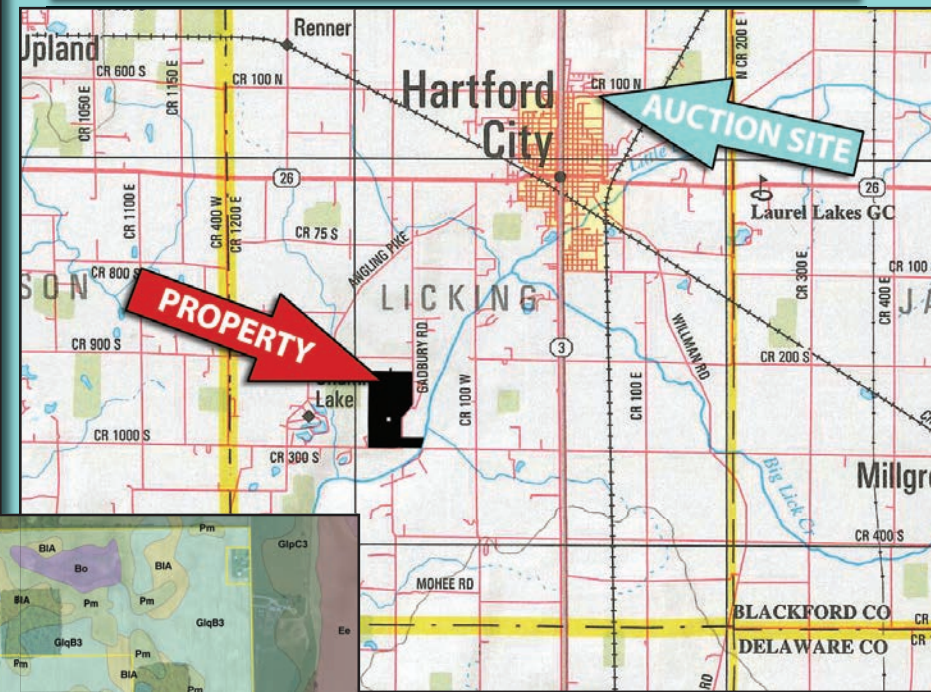
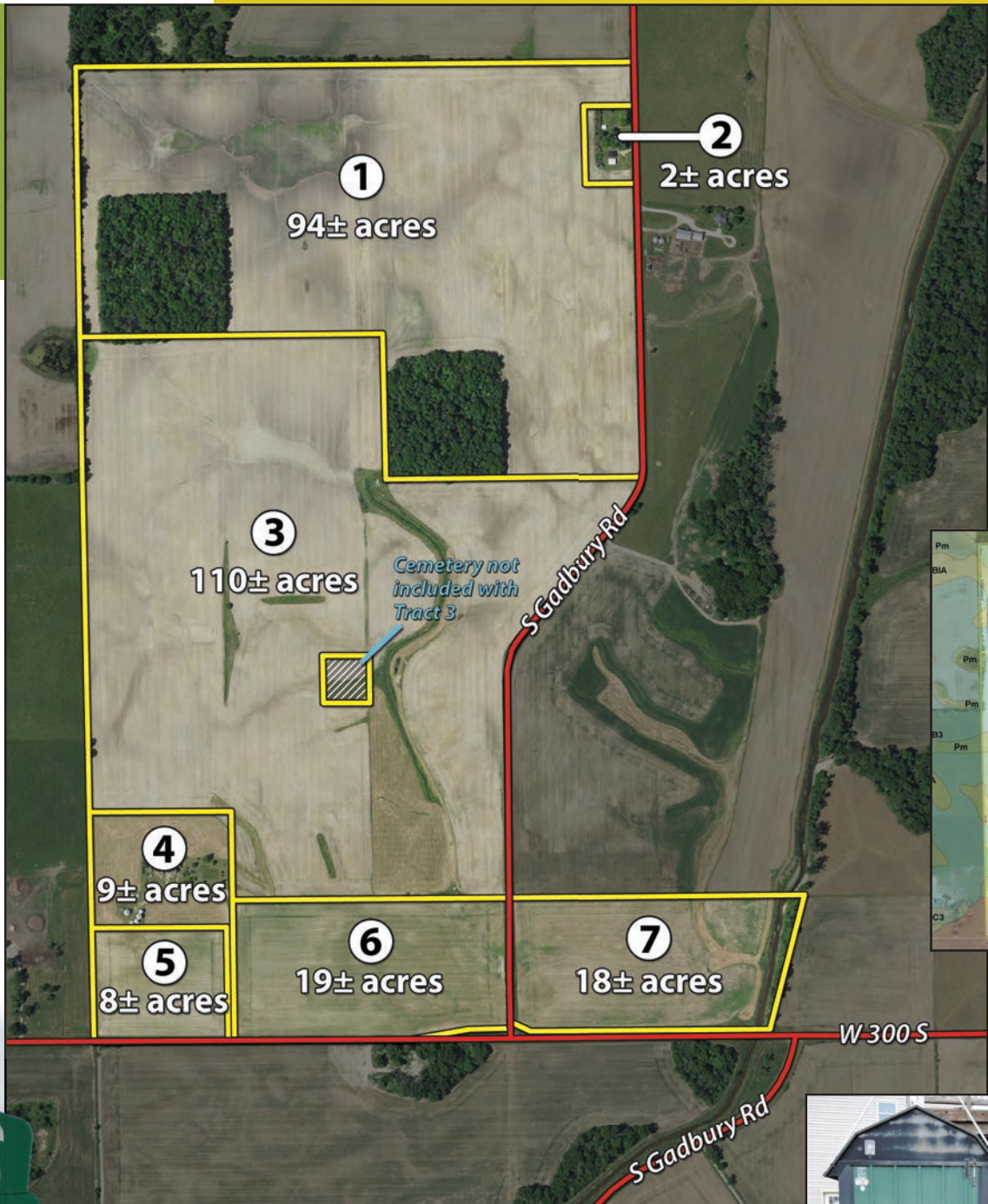
TRACT 3: 110± ACRES - About 99 acres tillable with balance in pasture, lane and grass waterways. Mostly Glynwood with Pewamo and Blount soils. Large tract with ample frontage on Gadbury Road.

TRACT 4: 9± ACRES - Country Home with 1536 sq. ft., has 2 BR and 1 bath over large 2 car garage. Remodeled in 2004, home has newer kitchen, hot water heat with Central Boiler outdoor wood boiler, and 17kW whole house generator. Tract also includes 5 grain bins with approximately 20,000 bu. total storage. About 30 ft. of frontage along CR 300S.

TRACT 5: 8± ACRES - All tillable with frontage on CR 300S. Perfect to combine with Tract 4 and/or Tract 6 for a larger holding.

TRACT 6: 19± ACRES - All tillable with frontage on CR 300S and Gadbury Rd. Perfect to combine with Tract 3 for over 115 tillable acres.

TRACT 7: 18± ACRES - Mostly tillable except for Big Lick Creek. Frontage on both CR 300S and Gadbury Road.



SOILS	
GlpBd	Glynwood clay loam
Pm	Pewamo silty clay
GlpC3	Glynwood clay loam
BIA	Blount-Glynwood
EIA	Eldean silt loam
St	Saranac clay
Ee	Eel clay loam
Bo	Bono silty clay
EnB3	Eldean clay loam
MoD3	Morley clay loam



SELLERS: Maryanne Mills, Steve Hopkins, Marilyn Hopkins and Carolyn Kirkendall

SALE MANAGER: Mark Smithson • 765-744-1846



800-451-2709 • www.SchraderAuction.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 Co. - 800-451-2709.