

308±
ACRES
IN 7 TRACTS

- QUALITY SOILS
- HIGH PERCENT TILLABLE LAND
- WOODLANDS WITH ROAD FRONTAGE



NORTHERN CARROLL COUNTY & SE WHITE COUNTY, IN

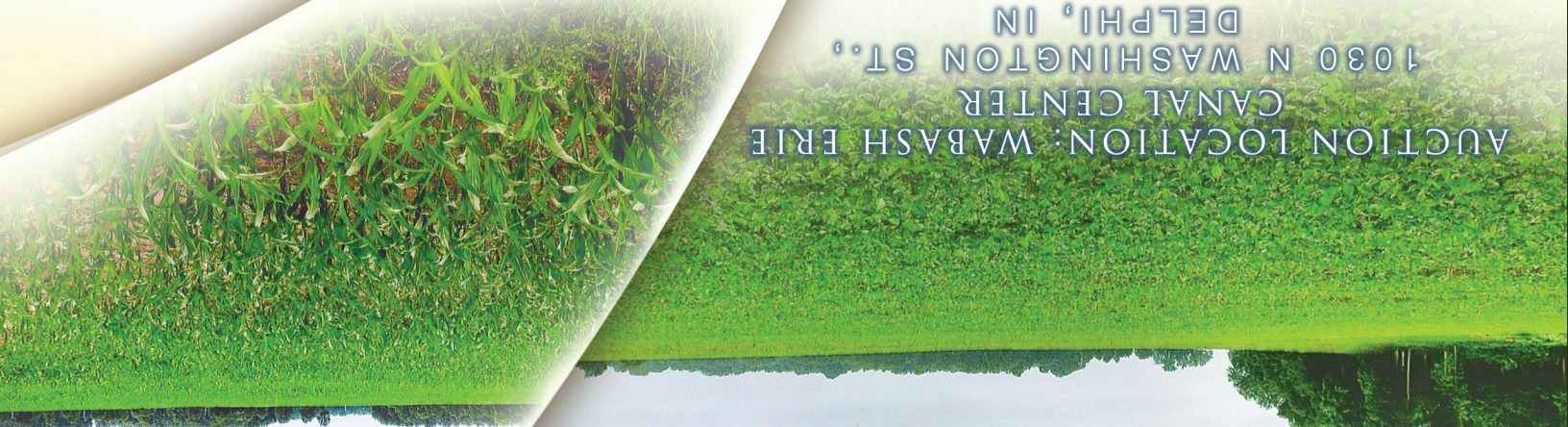
LAND AUCTION

WEDNESDAY, JULY 11TH-6PM EASTERN

AUCTION LOCATION: WABASH ERIE CANAL CENTER
1030 N WASHINGTON ST., DELPHI, IN



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JULY 2018						
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	31	26	27	28	29
30	31					

950 North Liberty Dr.
Columbia City, IN 46725
AUCTION MANAGERS:
Jim Hayworth - 765-427-1913
Jimmy Hayworth - 219-869-0329

CORPORATE HEADQUARTERS



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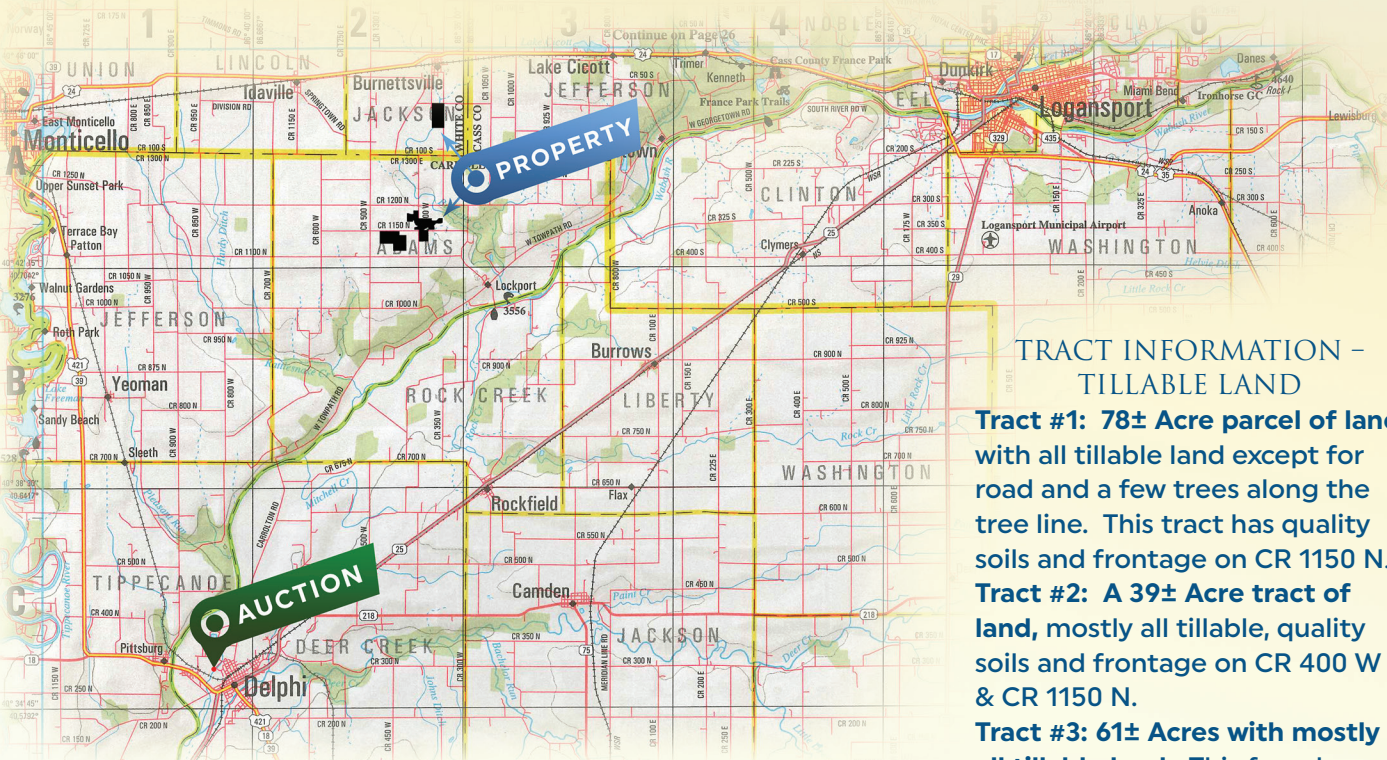
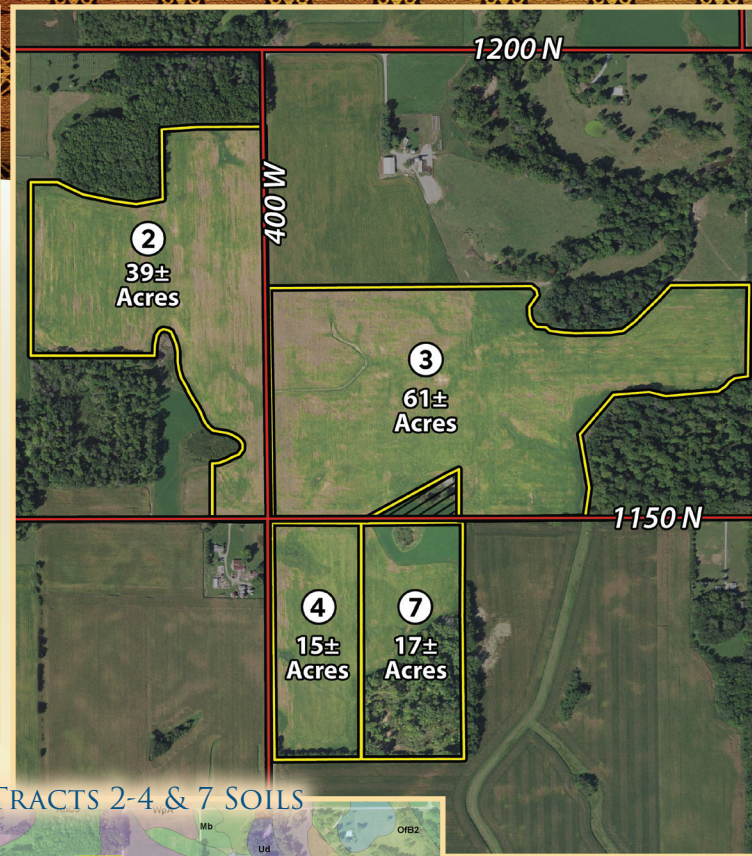
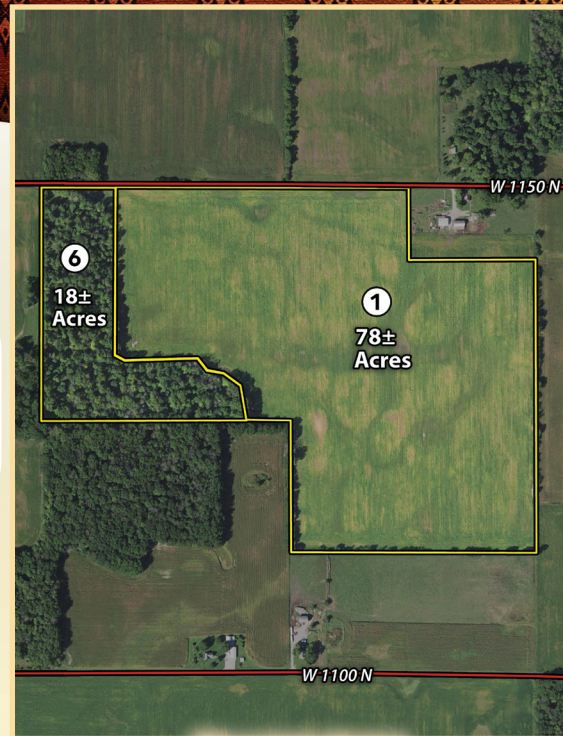
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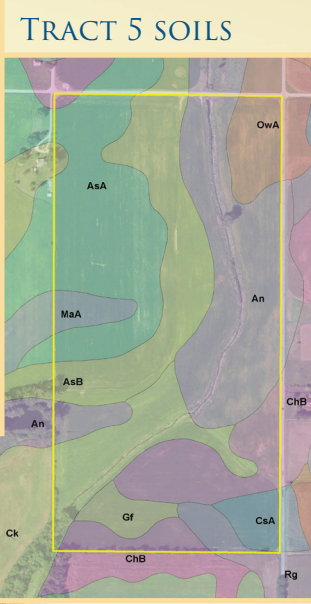
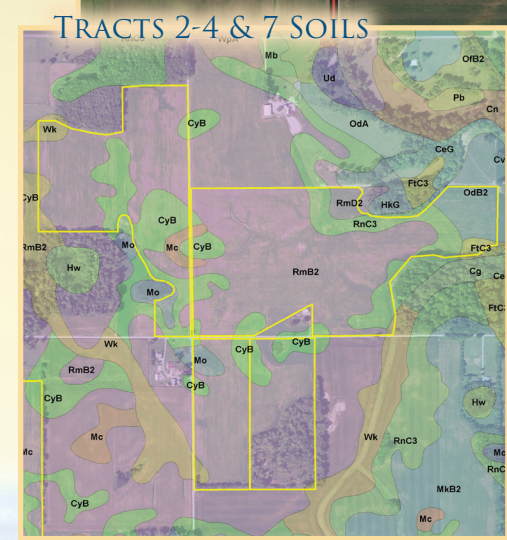
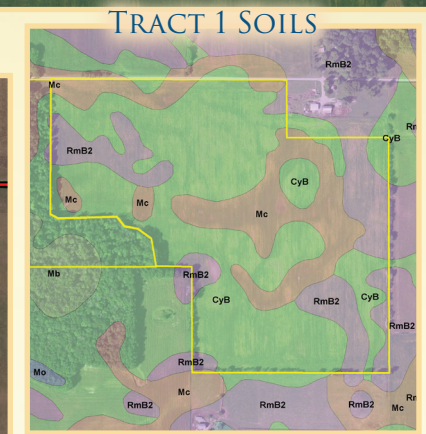
ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

TRACT INFORMATION - WOODED LAND
Tract #6: 18± Acre wooded tract of land with frontage on CR 1150 N.
Tract #7: A 17± Acre parcel of land with a wooded portion at the South end of this tract. It also has a possible building site along CR 1150 N.



TRACT INFORMATION - TILLABLE LAND

Tract #1: 78± Acre parcel of land with all tillable land except for road and a few trees along the tree line. This tract has quality soils and frontage on CR 1150 N.
Tract #2: A 39± Acre tract of land, mostly all tillable, quality soils and frontage on CR 400 W & CR 1150 N.
Tract #3: 61± Acres with mostly all tillable land. This farm has quality soils and frontage on CR 400 W and CR 1150 N.
Tract #4: A 15± Acre parcel of land, mostly all tillable, quality soils and frontage on CR 400 W and CR 1150 N.
Tract #5: An 80± Acre tract of land with 75.65 acres of tillable land. This tract has Burnetts Creek running through it. It has frontage on CR 1450 E and Division Rd.



AUCTION LOCATION: In Delphi, IN at the intersection of US 421, SR 18 & 39, take North Washington St approx. 10 blocks North and West to 1030 N. Washington St to Wabash Erie Canal Center.

PROPERTY LOCATION: From Monticello, IN (East side at intersection of SR 39 & US 421), take US 24 approx 6.5 miles East to CR 1300 E (Willie Mote); take CR 1300 E 4 miles South – turn into 500 W to CR 1150 N, then take CR 1150 N east for ½ - 1 ½ miles. Tracts 1, 6, 2, 3, 4 and Tract 7 has frontage on CR 1150 N & CR 400 W.

Inspection Date:
 June 27th
 Meet Jim at Wooded Tract #7 from 3-5:00pm

TRACT #5
 Take US 24 approx 8.5 miles east of Monticello, IN to Burnettesville, take Logan St 6 blocks South to CR 1450 E, follow CR 1450 E approx. ½ mile to Division Rd. Tract #5 is at the SW corner of CR 1450 E and Division Rd.



AUCTION TERMS AND PROCEDURES
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 309 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 property may compete.
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 on or before 8/31/18 unless Buyer, Seller and mortgage holders agree to extend the closing. Costs for an insured closing shall be shared 50-50 between Buyer(s) and Seller.

POSSESSION: At closing subject to tenant rights for the 2018 crop
REAL ESTATE TAXES: Seller will pay all of 2018 Real Estate due and payable in 2019.
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. Inspection dates have been scheduled and will be staffed with auction personnel. 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. The seller will pay up to \$500 cost of any new 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.

OWNER: WILLIAM SHAFFER
AUCTION MANAGERS: Jim Hayworth – 765-427-1913
 Jimmy Hayworth – 219-869-0329
SCHRADER 800-451-2709 www.SchraderAuction.com
 Real Estate and Auction Company, Inc.