

AUCTION TERMS & PROCEDURES:
PROCEDURE: Bid on individual 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 shall 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 30 days after marketable title.
POSSESSION: At closing.
REAL ESTATE TAXES: Seller shall pay all 2017 due 2018 taxes. Buyer will assume and pay all taxes due May 2019 and thereafter. 2017/18 taxes were approx. \$486.80 plus \$30.80 ditch taxes.
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 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.
FARM PROGRAM INFO: Contact Auction Manager for Farm Program and crop base information.
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. 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. 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 a 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.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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SCHRADER
Real Estate and Auction Company, Inc.

Main Headquarters:
 950 North Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
 Mark Smithson - 765-744-1846
 AC63001504, AU10100108

November 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	



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DELAWARE COUNTY, INDIANA

Land Auction

THURSDAY, NOVEMBER 1ST @ 6PM



www.SchraderAuction.com
800-451-2709

DELAWARE COUNTY, INDIANA

Land Auction

THURSDAY, NOVEMBER 1ST @ 6PM



- Quality Farmland with good frontage
- Available for 2019 Crop Rights
- Great Wooded Acreage for Homesite
- About 6 miles west of Muncie
- Just 2 miles from I-69
- Harrison Washington Schools (Wes-Del)

AUCTION HELD AT

Delaware County Fairgrounds

HEARTLAND HALL : MUNCIE, IN

SchraderAuction.com 800-451-2709

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ONLINE BIDDING AVAILABLE

DELAWARE COUNTY, INDIANA

Land Auction

THURSDAY, NOVEMBER 1ST @ 6PM



Section 32, Township 21 N, Range 9 E, Harrison Twp., Delaware County, IN

- Quality Farmland with good frontage
- Available for 2019 Crop Rights
- Great Wooded Acreage for Homesite
- About 6 miles west of Muncie
- Just 2 miles from I-69
- Harrison Washington Schools (Wes-Del)

Property Location:

From Muncie: West on SR 332 to CR 700W, then north about ¼ mile to the property. Or east of I-69 to CR 700W, then north about ¼ mile to property.

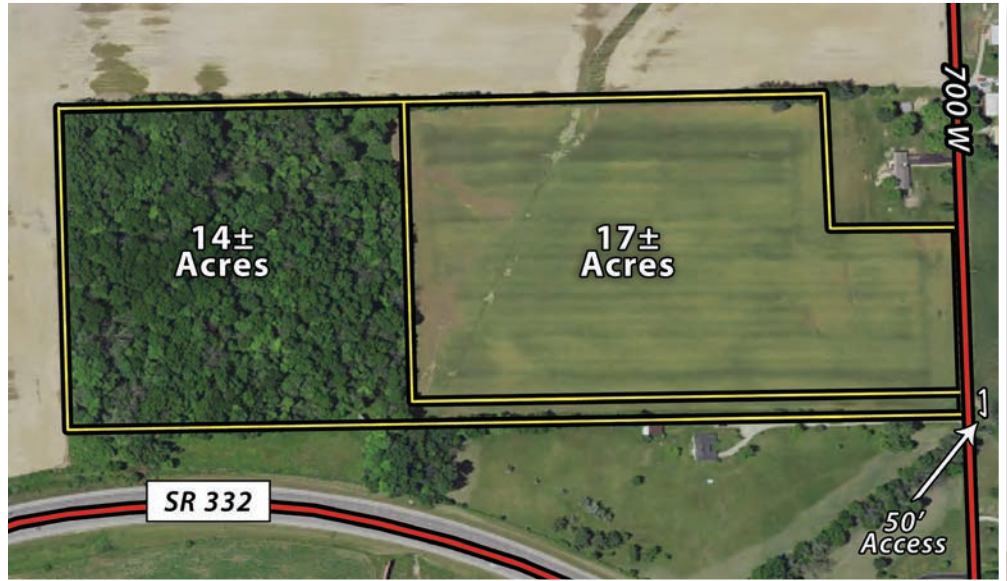
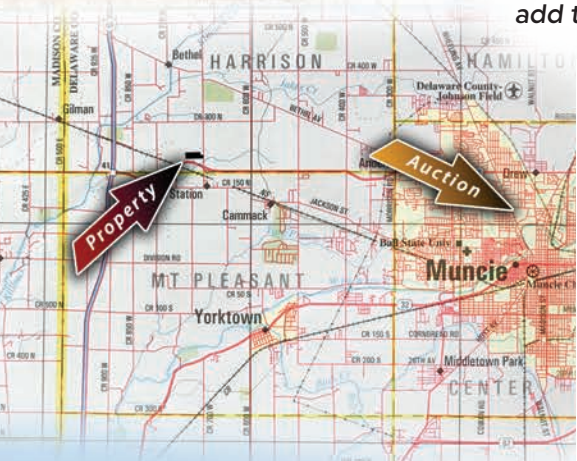
Auction Location:

Delaware County Fairgrounds: Heartland Hall Building, 1210 N. Wheeling Ave., Muncie, IN. (Between downtown Muncie and McGalliard Rd. along Wheeling Ave.)

Tract Descriptions:

TRACT #1: 17± acres - All tillable tract with frontage along CR 700W. Mostly Blount-Del Rey and Glynwood soils. Good drainage outlet. Perfect to add to your operation.

TRACT #2: 14± acres - All wooded tract with 50' wide owned-access lane. This is a beautiful, secluded spot for your new home! Ideal to combine with Tract 1 for an estate-size property.



Inspection Date:

Saturday, October 20th, 9 - 11AM

- AUCTION MANAGER: Mark Smithson - 765-744-1846 (cell)
- OWNER: Samuel G. Curts



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.

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