

ONLINE BIDDING AVAILABLE

160± acres in 4 tracts

160±

- 140± FSA Crop Acres
- Top Soils - 2019 Crop Rights to Buyer
- 3 Miles to the Indiana/Ohio State Line
- Great Location in Top Agricultural Area!
- Updated Country Home with Barns & Fenced Pasture
- Potential County Estate Building Site with Pond

PRIME Land Auction

FRIDAY, FEBRUARY 1 • 11AM

LIBERTY, IN • UNION COUNTY • HARRISON TOWNSHIP

Corporate Headquarters:
950 Liberty Drive, Columbia City, IN 46725
800-451-2709 • www.SchraderAuction.com



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FEBRUARY						
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		



PRIME Land Auction

FRIDAY, FEBRUARY 1 @ 11:00AM

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Home on Tract 4

160±

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Near Richmond, IN and Eaton, OH • 30 Minutes West of Dayton, OH • 45 Minutes to Cincinnati, OH



ONLINE BIDDING AVAILABLE

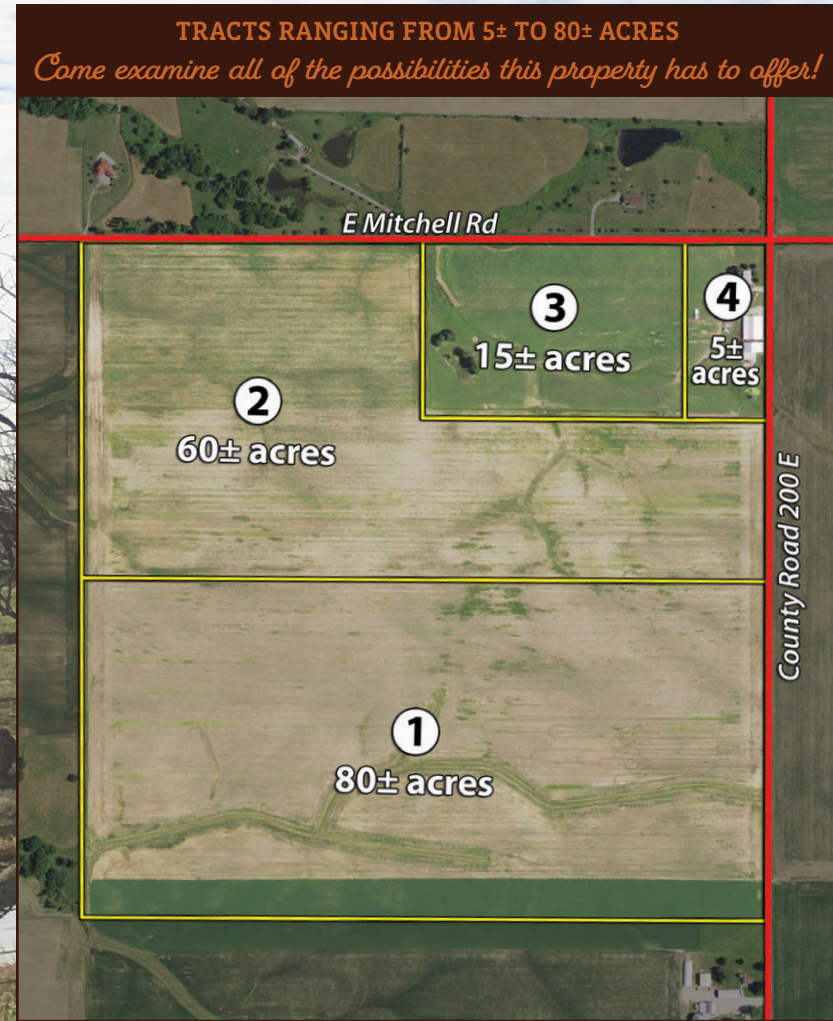


LIBERTY, IN • UNION COUNTY • HARRISON TOWNSHIP

PRIME Land Auction

FRIDAY, FEBRUARY 1 • 11AM

NEAR RICHMOND, IN AND EATON, OH • 30 MINUTES WEST OF DAYTON, OH • 45 MINUTES TO CINCINNATI, OH



- Inspection Dates -
 Friday, January 4 • 10-11AM | Friday, January 11 • 10-11AM | Friday, January 25 • 10-11AM Or Call Agent to Schedule Showing

- Tract Descriptions -
 Union County • Harrison Township • Section 17

TRACT 1: 80± ACRES nearly all tillable except improved waterways. Frontage on County Road N 200 E. Nice long rows for ease of operation. Quality Xenia and Russell soils. Consider this as an investment tract or adding to your current operation. Combine with Tract 2 for 140± contiguous crop acres.


TRACT 2: 60± ACRES nearly all tillable cropland. Nice road frontage on Mitchell Rd. and N 200 E. A mix of high quality soils including Xenia, Russell and Fincastle soils. This could be a nice income producing investment tract.

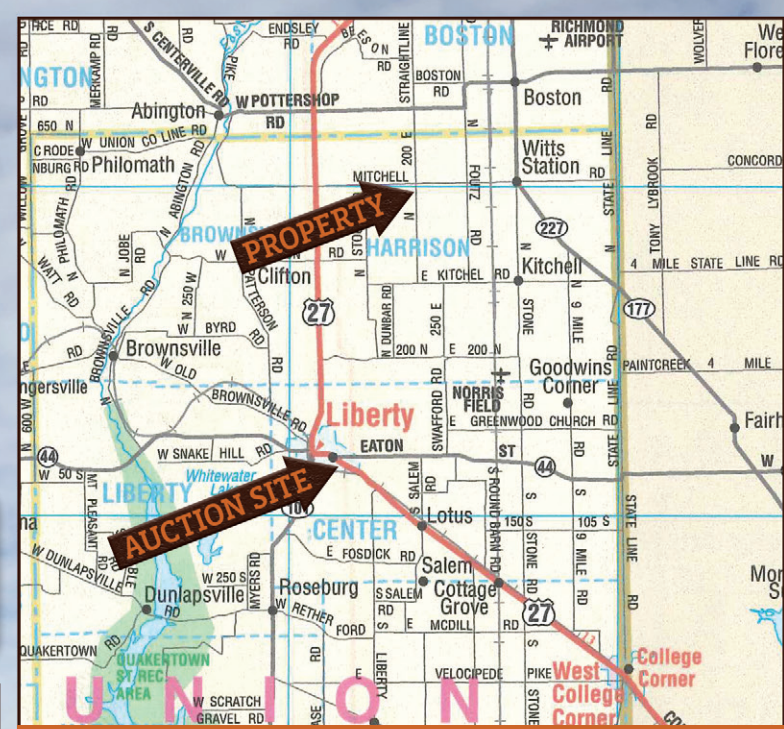
TRACT 3: 15± ACRES of rolling pasture. Examine the possibilities of this being your estate building site. Nice topography with a pond and frontage on Mitchell Road. Easy access to US 27.

TRACT 4: 5± ACRES with farmstead featuring a 1,372 sf home with updated paint and floor coverings, gas furnace, 90' x 74' wooden pole barn previously used for livestock, 74' x 34' wood frame barn with lean-to, and a 36' x 12' detached garage building. This could be your perfect spot in the country for 4-H animals or a mini farm. Consider combining with Tract 3 for a 20± acre unit with pasture and fences. Serviced by the Union County Consolidated Schools.

160±

acres in 4 tracts

 **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 Company: 800-451-2709.



- Property Location -
 5460 N County Road 200 E, Liberty, IN 47353 • From Liberty, travel north on US 27 4 miles to Mitchell Road. Turn right on Mitchell Road, travel 1.5 miles to the Farm at the intersection of Mitchell and N CR 200 E.

- Auction Location -
 Union County 4-H Community Building in Liberty • 411 Patriot Blvd., Liberty, IN • From the intersection of Hwy 27 and Hwy 44 east on Union St. to end of street, Community Building is on the left.

AUCTION TERMS & PROCEDURES:
PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as the total 160± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.
DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made 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.
ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller's shall provide an owners title insurance policy in the amount of the purchase price
DEED: Seller(s) shall provide a Warranty Deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 5th, 2019.
POSSESSION: Possession will be delivered at closing on all crop land and agricultural buildings. Buyer to receive 2019 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2018 period due and payable in 2019 by giving the buyer(s) a credit at closing.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction.

Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.
EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
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 "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, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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.
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